

State of Mississippi)
Madison County
City of Canton

Personally appeared before me, Robert H. Powell, a Notary Public in and for said City, of said County and State, the within named Trim Wright, Widower, and Ephraim Wright and Maggie Wright, Husband and wife, who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as their act and deed.

Witness my signature and official seal this 26th day of January, _____

(SEAL) Robert H. Powell, Notary Public

Fannie Blunt, Angus Blunt,
Lynn Blunt, Katie Blunt,
Alberta Blunt, Mariah Blunt Miller
By, F. S. Dunning, Trustee
TO TRUSTEE'S DEED
Gustav Hansen

Filed for record the 31st day of Jan.,
1927 at 8 o'clock A.M.
Recorded the 3rd day of Feb., 1927.
W. B. Jones, Chancery Clerk
A. O. Sutherland, D. C.

Whereas Fannie Blunt, Angus Blunt, Lynn Blunt, Katie Blunt, Alberta Blunt, and Mariah Blunt Miller, did on the 15th day of November, 1920, execute to F. S. Dunning, as trustee, a deed of trust to secure an indebtedness mentioned therein to GUSTAV HANSEN, which deed of trust is duly of record in the Chancery Clerk's office of Madison County, Miss., in Record Book B. L. at page 64; and

Whereas the holder of said notes and deed of trust, and owner of said indebtedness, the same being past due and unpaid, has requested me to execute said trust by a sale of the property therein conveyed; and

Whereas I did advertise the sale of said property at the South Door of the Court House in Canton, Miss., on December 4th., 1926, and by having a copy of said notice published in the Madison County Herald, a newspaper published in Madison County, Mississippi, and having a general circulation therein, in the issues of December 10th, 17th, 24th., and 31st., 1926, copy of said notices posted at the South Door of said Court House and proof of publication thereof in the Madison County Herald, being filed herewith and marked Exhibits "A" and "B" respectively; and

Whereas I did advertise said sale as is required by law and by the terms of said deed of trust, and did fully comply with the requirements of law relative to the sale of lands under deeds of trust; and

Whereas I did offer said land for sale at the South door of the Court House in Canton, Mississippi, at 11:30 A.M. o'clock on the 3rd day of January A.D. 1927, the day of the date of said sale, to the highest bidder for cash at public outcry, when one Gustav Hansen appeared and bid therefor the sum of Seven Hundred (\$700.00) Dollars, which was the highest bid for cash offered for said property, and the same was knocked off to said Gustav Hansen and he declared to be the purchaser thereof; and

Whereas the said Gustav Hansen has paid to me the amount of said bid, the receipt of which is hereby acknowledged; and

Whereas I have fully complied with the law, terms of said deed of trust, and notice, both subsequent and precedent, to said sale, and said amount has been duly credited upon the indebtedness secured by said deed of trust, after first deducting the expenses and attorney's fees incident thereto;

NOW THEREFORE in consideration of the premises and the payment to me by the purchaser of said property of said purchase money, I, F. S. Dunning, Trustee, hereby CONVEY AND WARRANT SPECIALLY unto said Gustav Hansen the following described land lying and being situate in the County of Madison, State of Mississippi to wit:-

Commencing at the Northeast Corner of the Garden Fence of A. Hart, as it was on October 14th, 1895, and run thence North 100 feet to the Public Road, thence West 92 feet along said Public Road, thence South 100 feet to said Garden Fence, thence East along said fence 92 feet to the point of beginning; being the same lot conveyed to Angus Blunt by Ann Hart Oct. 14th, 1895, and recorded in Deed Book W.W. at page 346 in the Chancery Clerk's Office of Madison County, Mississippi.

Witness my signature this the 3rd day of January, A.D. 1927.

F. S. Dunning, Trustee

State of Mississippi)
County of Madison

Personally appeared before me, L. B. Andrews, Circuit Clerk, in and for the aforesaid county and state, F. S. DUNNING, TRUSTEE, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and seal of office on this the 3rd day of January, A.D. 1927.

(SEAL) L. B. Andrews, Circuit Clerk.

EXHIBIT " A "

NOTICE OF TRUSTEE'S SALE OF LANDS

WHEREAS Fannie Blunt, Angus Blunt, Lynn Blunt, Katie Blunt, Alberta Blunt, and Mariah Blunt Miller, did on the 15 day of November, 1920, execute to F. S. Dunning, as Trustee, a deed of trust to secure an indebtedness mentioned therein to Gustav Hansen, which deed of trust is duly recorded in the Chancery Clerk's office of Madison County, Miss., in Record Book B.L. at page 64; and

Whereas the indebtedness secured by said deed of trust is past due and unpaid, and I have been requested by the holder of said notes to execute said trust;

Now therefore, notice is hereby given that I, F. S. Dunning, Trustee, will, on the 3rd day of January, 1927, within legal hours, before the South Door of the Court House in Canton, Miss., expose to sale at public outcry, to the highest bidder for cash, the following described lands situated in the County of Madison, State of Mississippi, to wit:-