

The said Smith is to pay the taxes and collect all rents on said lands for the year 1927.

This land is subject to the above mentioned deed of trust of record in Book CB-page 286.

Witness my signature this, the 28th day of February, 1927.

J. C. Barnes

State of Mississippi)

Madison County )

Before me, the undersigned authority, duly Commissioned and qualified to take and certify acknowledgements in and for said County and State, personally appeared the within named J. C. BARNES who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this, the 28th day of February, 1927.

R. E. Spivey, Jr.,  
(SEAL) Notary Public

James Smith  
Bessie Smith  
By J. M. Haffey, Trustee  
To/Trustee's deed  
D. C. McCool

Filed for record the 12th day of  
Mch., 1927 at 2:15 o'clock P.M.  
Recorded the 16th day of March,  
1927.

W. B. Jones, Chancery Clerk

WHEREAS, on the 15th day of March, 1920, James Smith and Bessie Smith, executed to me, J. M. Haffey, Trustee, a certain deed of trust, which is recorded in Book A.X. page 410 in the Chancery Clerk's office of Madison County, Mississippi; and

Whereas the indebtedness secured thereby was on the 2nd day of Nov., 1922 past due and unpaid; and whereas I have been requested by the proper authority to execute and enforce said trust by a sale of the property hereinafter described, and whereas I did write and have printed notices that I, to execute and enforce said trust would on the 12th day of March, 1927, between the hours of 11 A.M. and 4 P.M. o'clock, before the south door of the Court House in Canton, Mississippi, sell at public auction to the highest bidder for cash, the property hereinafter described and whereas I did post one of said notices on the 18 day of Feby 1927 at the south door of said Court House, which is a convenient public place in said County, and two other notices were posted by me at two other public places in said County, and did have one other notice published in the Madison County Herald, a newspaper published in said County on the 18 day of Feby 1927 and on the 25 day of Feby 1927 and on the 4th Mch 1927 and on 11th day of Mch., 1927; and whereas on this the 12th day of March, 1927, before said Court House Door at the hour of 11:15 o'clock A.M. I did offer the lands hereinafter described for sale at public outcry to the highest bidder for cash in the manner and form provided by law and said deed of trust and notices when D.C. McCool appeared and bid therefor the sum of \$1000.00 cash, and said property was knocked off to said D.C. McCool and he declared to be the purchaser thereof: and whereas said D.C. McCool has paid to me in cash the said sum of money, the amount of said bid, the receipt of which is hereby acknowledged; and whereas I have fully complied with the law, said deed of trust and notices, both precedent and subsequent to said sale, and have credited said bid on the indebtedness secured by said trust; and whereas I did first offer said lands in subdivisions of 160 acres or less and then as a whole and the price paid for the whole was more than the aggregate of the bids for the several subdivisions:

Now, therefore, in consideration of the premises, and the payment to me of said purchase money by the purchaser thereof, I, J. M. Haffey, Trustee as aforesaid do hereby convey and warrant unto the said D.C. McCool, all of the right, title, interest claim and demand of the said James Smith and Bessie Smith of, in and to the following described property lying, being and situated in the County of Madison and State of Mississippi, towit:-

N $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section One, Town 10, Range 4 East

Witness my signature this 12th March 1927.

J. M. Haffey, Trustee

State of Mississippi)

Madison County )

Personally appeared before me the undersigned officer in and for said County and State, the within named J. M. HAFFEY, TRUSTEE, who acknowledged to me that he signed and delivered the foregoing deed on the day and year therein mentioned as his own free act and deed.

Given under my hand and official seal this the 12th day of March, A.D. 1927.

(SEAL) W. B. Jones, Chancery Clerk

By virtue of the rights, powers, and privileges vested in me, J.M.Haffey, trustee by the terms and provisions of that deed of trust, executed on the 15th day of March 1920, by James Smith and Bessie Smith, which is recorded in book AX of the records of land mortgaged and trust deeds on page 410 thereof in the Chancery Clerk's office of Madison County, State of Mississippi, the indebtedness secured thereby being past due and unpaid and I having been requested by the proper authority to execute said trust by a sale of the property, therein conveyed, I, J. M. Haffey, trustee named in said deed of trust, to execute and enforce the same, will on the 12th day of March, 1927, between hours of 11 a. m. and 4 p. m. o'clock, before the South door of the Court House in Canton, Madison County, Mississippi, sell at public auction to the highest bidder for cash, the following described property lying, being and situated and located in Madison County, Mississippi, towit:-