

S. H. Howard,
To/ Deed
S. V. Burks.

- Filed for record on the 15th day of
- Feb., 1922 at 3 o'clock P.M.
- Recorded on the 21st day of Feb. 1922.

THE STATE OF MISSISSIPPI,
MADISON COUNTY.

THIS CONVEYANCE made and executed this 2nd day of February, 1922, b y
and between Samuel H. Howard, hereinafter termed the Grantor, and S. V. Burks, hereinafter
termed the Grantee, WITNESSETH:-

That for and in consideration of the money hereinafter, by said Grantee
paid to said Grantor, and the other considerations set forth herein, said Grantor bargains,
sells, conveys, and warrants unto the said Grantee, S. V. Burks, and by these presents has
bargained and conveyed and warranted unto him the following property lying and being situated
in the City of Canton in the County of Madison, State of Mississippi, to-wit:

The Hotel Howard and annex, formerly known as Tylda
Inn and annex, now conducted by E. L. Drummond,
Lesse as a Hotel and apartment house, and the garden
lot thereto adjoining on the west side, and more
particularly described by meets and bounds as follows:
the property conveyed to Sara S. Leitch et al. by
Kate C. Hill et al. Mch. 24th., 1914, of record in
Book UUU Page 470, of the Chancery Clerk's Office
of said county, to which reference is hereby made
for a more particular description of this property
same being that part of Lot No. 1, South side of
Fulton St., as embraced and described in George
& Dunlap's Map of the City of Canton, beginning
200 ft., east of South Liberty St., on South side of
Fulton St., thence running 200 ft. south, thence 66 ft.
east, thence North 200 feet, to Fulton St. thence
along same to the point of beginning 66 feet.
Also the part of Lots One and Three this being intend-
ed as the Annex, beginning 266 ft. east of Liberty
St., on the South side of Fulton St. and running thence
South 200 ft., thence east 66 ft., thence North 200
ft. to Fulton St. and along same West 66 ft. to the
point of beginning.
Also the garden lot lying west of and adjoining said
Tylda Inn building, being 56 feet off the east end
of Lot No. 9, as embraced in the map of George &
Dunlap of the City of Canton, and being the same lot
conveyed by John Wohner to H. A. Comfort et ux, on Dec.
4th., 1919, of record in Book YYY, Page 366, and con-
veyed by said Comfort to Sara S. Leitch, in Book ZZZ,
Page 129, Dec. 17th., 1919, to which two deeds, in
the Chancery Clerk's office reference is hereby made
for a more perfect description of said Lot, also the
privilege of using the west drive-way along the east
side of said Comfort's residence lot.

Also the furniture, fixtures, furnishings, beds and
bedding, dining room, and kitchen linen, and all
toweling, towels, bath room, napery, china, stone,
and iron ware, and all equipments of every kind and
description used in the business of the Tylda Inn,
and Annex, unless reserved by a separate schedule
in writing signed by the said Grantee, being all of
the furniture, fixtures, furnishings, beds, bedding
dining room, and kitchen linen, and all towelling,
towells, bath room linen, napery, china, stone, and
iron ware, and equipments of every kind as shown by
inventory heretofore made by Samuel H. Howard and
E. L. Drummond and attached to and a part of a lease
contract executed by and between the said Samuel H.
Howard, Lessor, and E. L. Drummond, Lessee, to which
reference is expressly made.

Also all rights, title and interest of the Grantor herein
and in and to a certain lease contract dated April
25, 1921 and executed by Samuel H. Howard, Lessor,
to E. L. Drummond, Lessee, hereby expressly transferred
conveyed, and assigned to the said Grantee S. V. Burks.
The foregoing description is intended to described and
convey and does described and convey all of the property
described in a certain deed executed by Mrs. Sara S. Leitch
Grantor, to Dr. Samuel H. Howard, Grantee, dated Sept.
27th., 1920; and recorded in Book YYY Page 615, in the
Chancery Clerk's Office of Madison County, Mississippi,
to which deed reference is expressly made.

The consideration of this Deed, in part, is the payment by said Grantee to said Grantor of
the sum of Two Thousand Dollars in cash, receipt of which is hereby acknowledged, and other
valuable consideration cash, and the further consideration of the assumption by said Grantee
of the payment of that certain note due Dr. C. F. Smith for Two Thousand Dollars, due
November 1st, 1922, with interest from November 1st, 1921 as provided therein; also the
assumption and payment of that certain note to Henry & Rosa F. Purviance due January 1st,
1923, for the sum of Two Thousand Dollars, and interest from January 1st, 1922 as provided
therein; also the assumption and payment of that indebtedness as shown by Vendor's Lien
Deed and notes recorded in Book YYY, page 615 in the Chancery Clerk's Office Madison County,
Mississippi, to Mrs. Sara S. Leitch, said indebtedness being evidenced by notes due in the
following sums and the following dates to-wit: