

on the 10th & 17th & 24th days of Nov, 1922; and whereas, on this the 4th day of December A. D. 1922, before said Court House door, at the hour of 11:10 A.M. o'clock, I did offer the property 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 notice, when A. H. Gauthen appeared and bid therefor the sum of One Hundred & Sixteen Dollars, cash, which was the highest bid for cash, and said property was knocked off to said A. H. Gauthen and he declared to be the purchaser thereof; and whereas, said A. H. Gauthen has paid to me in cash the sum of One Hundred & Sixteen Dollars, 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 notice, both precedent and subsequent to said sale & was paid said sum on said deed in trust.

Now, therefore, in consideration of the premises and the payment to me of said purchase money by the purchaser thereof, I, W. H. Powell, Trustee, as aforesaid do hereby convey and warrant specially unto the said A. H. Gauthen all of the right, title, interest, claim and demand of the said Phil Brown & Ora Brown of, in and to the following described property, lying, being and situated in the City of Canton, County of Madison and State of Mississippi, towit:-

A lot of land lying on the west side of Cowan street in Gauthen's Addition to the City of Canton and particularly described as follows: Commencing at a point on the west side of Cowan street 48 feet north of the point where the North line of Madison Street intersects with the West line of Cowan Street; run thence North along the west margin of Cowan street 35 feet; thence West parallel with Madison Street 15 $\frac{1}{2}$ feet; thence South parallel with Cowan street 36 feet; thence East parallel with Madison Street 15 $\frac{1}{2}$ feet to the point of beginning. This property being further described as a strip of land two feet wide off of the North end of Lot 18, Block 2, and a strip of land 34 feet wide off of the south end of Lot 17, Block 2, Gauthens Addition to the City of Canton, and being the property conveyed by said deed in trust.

Witness my signature & seal this 4th day of December, 1922.

(\$.50 revenue stamp attached & cancelled)

W. H. Powell, Trustee (Seal)

State of Mississippi)
Madison County
City of Canton ;

Personally appeared before me Robert H. Powell a Notary Public in and for said City in said Co. & State, W. H. Powell Trustee who acknowledged that he signed & delivered the foregoing instrument of writing on the day & year therein mentioned as his act & deed.

Witness my signature & official seal this 4th day of December 1922.

(Seal) Robt H. Powell, Notary Public.

Freeman Lewis and Maria Lewis,
By, TIP RAY, Substituted Trustee
To/Deed
Lambert Humphries

Filed for record the 7th day of Dec 1922 at 5:15 P.M.
Recorded the 8th day of Dec., 1922.
D. C. McCool, Chancery Clerk
Lillian Holliday, D.C.

Whereas, Freeman Lewis and Maria Lewis, Husband and wife, did, on March 26th, 1920, execute to W. H. Powell, Trustee, a deed of trust to secure A. P. Foster, of New York, or Bearer, which deed of trust is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Record Book B.F., on page 284 thereof; and,

Whereas, Default was made in the payment of a part of said Notes, secured by said deed of trust, and the Holder of said notes elected to call all of them due, as provided by said deed of trust, and requested W. H. Powell, Trustee, to execute said trust by a sale of the land and personal property therein described; and,-

Whereas, the said W. H. Powell, Trustee, did, in writing, refuse to act as Trustee therain, and the owner of said indebtedness appointed me as substituted Trustee in the place and stead of said W. H. Powell, - said Appointment and substitution being duly of record in said County, in Record Book B.U., on page 188; and-

Whereas, I have been requested by the owner of said Indebtedness, to execute said Trust by a sale of the property therein described; and,-

Whereas, I did advertise said property for sale, by publishing a notice thereof in the Madison County Herald, a newspaper published in said County, in the Issues of November 10th., 1922, November 17th., 1922, November 24th., 1922, and December 1st., 1922; and, also, by posting a copy of said notice at the south door of the court house in Canton, in said County, on the 10th day of November, 1922, which notice remained so posted until taken down by me on the day and hour of said sale, -proof of publication of said notice in said paper and said posting being hereto attached as Exhibits "A" and "B" to this deed; and advertised said property as required by law and the terms of said deed of trust; and,-

Whereas, in compliance with said notice & the said deed of trust, I did offer for sale, at public outcry, for cash, to the highest and best bidder, at the south door of the Court House in the City of Canton, said County, on Monday December 4th., 1922, at Twelve o'clock M., the said lands conveyed in said deed of trust, and hereinafter described; when,-

Lambert Humphries appeared and bid therefor the sum of Four Hundred Fifty & No/100 Dollars, - (\$450)-, in cash, which Bid, being the highest and best bid offered, I did, therefore, knock the same off to the said Lambert Humphries, and sell same to him for said sum of \$450.00; which sum, after deducting the expenses and Trustee's fees, has been credited on the notes of Freeman and Maria Lewis; Now,-

Therefore, in consideration of the premises, and payment to me, as substituted Trustee, by Lamert Humphreys, of the said sum of \$450.00, the receipt of which is hereby acknowledged, I, - Tip Ray, Substituted Trustee, -hereby convey and warrant, specially, unto the said Lambert Humphries the following described lands lying, and being situated in the County of Madison, State of Mississippi, towit:

30 acres off of the South side of a Tract of land containing 74 acres, off of the North end of $\frac{1}{2}$ NE $\frac{1}{4}$ Section 24, Township 8, Range 1 East; and, also, a Homesite adjoining described as-