

State of Mississippi)

Warren County)

Personally appeared before me, the undersigned, a Notary Public, in and for the City of Vicksburg, in Warren County, in the State of Mississippi, the within named Fannie W. Johnson, who acknowledged that she signed and delivered the foregoing instrument on the day, and year therein mentioned.

Given under my hand and official seal this the 10th day of November, 1924.

(Seal) Wm. A. Stanton, Jr., Notary Public.

I, V. Q. Ricks, of Madison County, Mississippi, hereby certify that I hold the lands referred to in the foregoing instrument on the terms and conditions mentioned in said trust agreement.

Witness my signature this 8th day of November, 1924.

(\$5.00 revenue stamp attached & cancelled)

V. Q. Ricks

A. H. Cauthen
To/W. D.
Thomas Peyton

Filed for record the 19th day of Nov.,
1924 at 1 o'clock P.M.
Recorded the 19th day of Nov., 1924.

W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

For and in consideration of Five Hundred Twenty-five and no/100 Dollars (\$525.00) cash in hand to me this day paid by Thomas Peyton, the receipt whereof is hereby acknowledged, and of the further consideration of the endorsement and transfer to me by said Peyton of five (5) promissory notes executed by M. Skulley on May 21, 1924, which said notes represent the principal sum of \$2,375.00 and of the present worth of \$2,445.45, mentioned and described in that certain deed of trust executed by said M. Skulley on said date and of record in Book B.L. on page 247 in the Chancery Clerk's office in Madison County, Mississippi, and for the further consideration of Five Hundred Twenty-nine and 55/100 Dollars (\$529.55) due Five (5) years from the date hereof and secured by a deed of trust on the property hereinafter described, I, A.H. Cauthen, do by these presents convey and warrant unto the said Thomas Peyton the following described lots or parcels of land, being lying, and situated in the County of Madison, and State of Mississippi, to wit:-

Lots 11, 12, 13, and 14 in Block 3 of "CENTER TERRACE", a residence section lying East of and partially within the City Limits of the City of Canton, in Sections 19 and 20 of Township 9, of Range 3 East, as per plat of said Center Terrace filed in the Chancery Clerk's office of said County and State on the second day of November, 1921, and remaining on file therein.

To have, and to hold, together with all (and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in any way appertaining thereto, unto the said Thomas Peyton his heirs and assigns forever.

Grantor agrees and binds himself to give the necessary notice to quit to the present tenant of said premises and to deliver possession on or before January 1, 1925. It is understood, however, that grantee shall be entitled to all rents accruing from and after date of this deed.

It is further understood that the water pipe lines and the electric line, consisting wires and poles, are not conveyed by this deed, but that grantee and his successors and assigns shall have the use of same free from any rent or accounting whatsoever, but grantee, of course, shall pay all assessments by the City of Canton, for the electric service and water service furnished them.

This deed is delivered and accepted upon the condition that the title to the property herein conveyed shall revert to the grantor in case it shall ever be sold, transferred or leased to any negro or negroes, or to any person for the use and occupancy of any negro or negroes, and upon the further condition that no buildings shall be erected on said land nearer to the street than twenty-five feet from the inside sidewalk line.

Grantor shall pay all taxes assessed against the above property for the year 1924.

Witness my signature this, the 19th day of November, 1924.

\$3.50 revenue stamp attached & cancelled)

A. H. Cauthen

State of Mississippi)

Madison County)

Personally appeared before me, J. Paul White, a Notary Public within and for District No. One of said County, A. H. Cauthen, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned as and for his act and deed.

Given under my hand and official seal this, the 19th day of November, A.D. 1924.

(SEAL) J. Paul White, Notary Public.
My commission expires November 26, 1927.