

BOOK 120 PAGE 599

WARRANTY DEED

INDEXED

NO 3085

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid me and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, AMOS DOWDLE, JR., Grantor, do hereby convey and forever warrant unto BOOKER T. BROWN and wife, GEORGIA MAY BROWN, Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property lying and being situated in Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 95 feet on the north side of James Avenue, lying and being situated in the  $W\frac{1}{2}$  SW $\frac{1}{4}$ , Section 17, Township 9 North, Range 3 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at a point on the north line of James Avenue that is 928 feet north of and 135.5 feet east of the intersection of the south line of Matthews Avenue with the east line of Industrial Park Subdivision" and run North for 80 feet to a point on the north line of the  $W\frac{1}{2}$  SW $\frac{1}{4}$  of said Section 17; thence East for 95 feet to a point; thence South for 80 feet to a point on the north line of James Avenue; thence west along the north line of James Avenue for 95 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT to the following, to-wit:

1. The Grantor herein shall assume and pay the County of Madison and State of Mississippi ad valorem taxes for the year 1970.

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2. The reservation and/or exception by prior owners of any interest in oil, gas or other minerals lying in, on or under the subject property.

3. The County of Madison, Mississippi Subdivision and Zoning Ordinance as amended.

WITNESS MY SIGNATURE on this the 21 day of November, 1970.

Amos Dowdle, Jr.  
Amos Dowdle, Jr.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE me, the undersigned authority in and for the jurisdiction above mentioned, AMOS DOWDLE, JR., who acknowledged to me that he did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal on this the 21st day of November, 1970.

Carl R. Montgomery  
Notary Public



MY COMMISSION EXPIRES:

May 6, 1972

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 25 day of November, 1970, at 11:50 o'clock A.M., and was duly recorded on the 1st day of December, 1970, Book No. 120 on Page 599 in my office.

Witness my hand and seal of office, this the 1st day of December, 1970

By W. A. Sims, Clerk  
W. A. Sims, D. C.

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AC 3040

WARRANTY DEED

INDEXED.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VERNON WHITTINGTON, INC., Grantor, a Mississippi Corporation, does hereby convey and forever warrant unto ROGER W. ARNOLD, Grantee, a single person, the following described real property lying and being situated in the Town of Ridgeland, Madison County, Mississippi, to-wit:

Lot 93, Lakeland Estates, Part 2, a subdivision according to the map or plat on file and of record in the office of the Chancery Clerk of Madison County, at Canton, Mississippi, in Plat Book 4 at pages 27 and 28 thereof, reference to which is hereby made in aid of and as a part of this description.

SUBJECT ONLY to the following, to-wit:

1. Town of Ridgeland, County of Madison, and State of Mississippi ad valorem taxes for the year 1970 which shall be paid as follows, to-wit:

Grantor 10/12/70; Grantee 2/12/71

2. Restrictive Covenants dated April 3, 1963, and

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filed in Book 302 at Page 257 in the office of the Chancery Clerk of Madison County, Mississippi.

3. An utility easement ten feet in width as reflected by a plat of which is filed in Plat Book 4 at pages 27 and 28 in the office of the aforesaid Clerk.

4. A right of way easement fifty feet in width granted Mississippi Power and Light Company by prior owners as recorded in Book 34 at pages 205 and 376 in the office of the aforesaid Clerk.

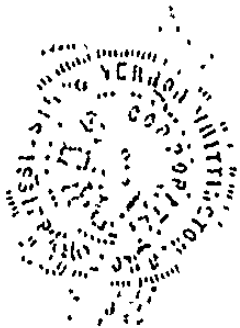
5. Town of Ridgeland, Mississippi, Zoning Ordinance as amended.

6. Any and all matters which would be reflected by an accurate survey of the property and the rights of all parties in possession, if any.

WITNESS MY SIGNATURE on this the 25<sup>th</sup> day of November, 1970.

VERNON WHITTINGTON, INC.

BY: Vernon Whittington  
President



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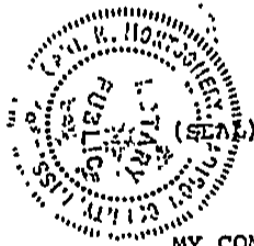
STATE OF MISSISSIPPI

COUNTY OF Madison

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, Vernon Whittington, who acknowledged to me that he is the President of VERNON WHITTINGTON, INC., a Mississippi Corporation and that as such he did sign, affix the corporate seal thereto and deliver the above and foregoing instrument on the date and for the purposes therein stated in the name of, for and on behalf of the said corporation, he being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 25<sup>th</sup> day of November, 1970.

Carl R. Montgomery  
Notary Public



MY COMMISSION EXPIRES:

May 4, 1972

STATE OF MISSISSIPPI, County of Madison:  
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 25 day of November, 1970, at 11:30 o'clock A. M., and was duly recorded on the 25 day of Nov, 1970, Book No. 120 on Page 601.  
Witness my hand and seal of office, this the 25 day of December, 1970.  
W. A. SIMS, Clerk  
By Gladys Spencer, D. C.

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NO. 3091

WARRANTY DEED

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, VERNON WHITTINGTON, INC., Grantor, a Mississippi Corporation, does hereby convey and forever warrant unto CHARLES R. CASE and wife, CHERYL G. CASE, Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described real property lying and being situated in the Town of Ridgeland, Madison County, Mississippi, to-wit:

Lot 78, Lakeland Estates, Part 2 a subdivision according to the map or plat on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Book 4 at Page 27, thereof, reference to which is hereby made in aid of and as a part of this description.

SUBJECT ONLY to the following, to-wit:

1. Town of Ridgeland, County of Madison and State of Mississippi ad valorem taxes for the year 1970 which shall be paid as follows, to-wit:

Grantor 10/12/70; Grantees 2/12/70

2. Restrictive Covenants dated April 3, 1963, and filed in Book 302 at Page 257 in the office of the Chancery Clerk of Madison County, Mississippi.

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3. An utility easement ten (10) feet in width as reflected by a plat of which is filed in Plat Book 4 at Page 27 in the office of the aforesaid Clerk.

4. Town of Ridgeland, Mississippi Zoning Ordinance as amended.

WITNESS MY SIGNATURE on this the 25<sup>th</sup> day of November, 1970.



VERNON WHITTINGTON, INC.

BY: Vernon Whittington  
President

STATE OF MISSISSIPPI

COUNTY OF Madison

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, Vernon Whittington, who acknowledged to me that he is the President of VERNON WHITTINGTON, INC., a Mississippi corporation and that as such he did sign, affix the corporate seal thereto and deliver the above and foregoing instrument on the date and for the purposes therein stated in the name of, for and on behalf of the said corporation, he being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 25<sup>th</sup> day of November, 1970.



Carl R. Montgomery  
Notary Public

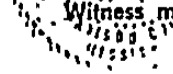
COMMISSION EXPIRES:

May 6, 1972

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 25 day of November, 1970, at 11:30 o'clock A. M., and was duly recorded on the 1st day of Dec, 1970, Book No. 120 - o. Page 604 in my office.

Witness my hand and seal of office, this the 1st of December, 1970.



By: Gladys Spence, D. C.  
W. A. SIMS, Clerk

WARRANTY DEED

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NO. 3092

INDEXED

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; we, HENRY M. WALDROP and PATRICIA F. WALDROP, husband and wife, do hereby convey and warrant unto WILLIAM F. WHITEHEAD and MYRNA L. WHITEHEAD, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, the following described property lying and being situated in the County of Madison, State of Mississippi, to-wit:

A parcel of land containing 36.35 acres, more or less, being the South Half ( $S\frac{1}{2}$ ) of that tract of land situated in the  $NE\frac{1}{4}$  of Section 33, Township 8 North, Range 2 West, particularly described as: Beginning at a point on the east side of the Flora and Brownsville Road that is 3.0 chains north of where said road intersects the line which divides the  $N\frac{1}{2}$  from the  $S\frac{1}{2}$  of Section 33, and from said point of beginning run thence east 33.5 chains to the tract formerly sold to Tom Hardacre and 3.0 chains north of his southwest corner, thence north 24 chains to a stake, thence west 28.60 chains to the east line of said road, thence southwesterly along the east line of said road to the point of beginning, containing 72.7 acres, more or less; LESS AND EXCEPT one (1) acre in the Southwest corner thereof described as beginning at a point at which the south line of the above described property intersects the east right-of-way line of the Flora and Brownsville Road, and from said point of beginning run thence East for 210 feet, thence North parallel to the east line of said road a distance of 210 feet, thence west for a distance of 210 feet to the east right-of-way line of said road, thence South along said east right-of-way line 210 feet, more or less, to the point of beginning.

The property hereby conveyed containing in all 35.35 acres, more or less.

The warranties contained herein do not extend to the mineral interest. It is nevertheless the intention of grantors herein to convey, and we do hereby convey, all of our right, title, and interest in and to any oil, gas, and other minerals in, to and under the property hereby conveyed which may be owned by us.

WITNESS our signatures this 20th day of November, 1970.

Henry M. Waldrop  
Henry M. Waldrop

Patricia F. Waldrop  
Patricia F. Waldrop



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STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named HENRY M. WALDROP and PATRICIA F. WALDROP, husband and wife, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 24<sup>th</sup> day of November, 1970.



J. R. Luchs, Jr.  
Notary Public

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 25 day of November, 1970 at 1:15 o'clock P.M., and was duly recorded on the 1st day of Dec, 1970, Book No. 120 on Page 606 in my office.

Witness my hand and seal of office, this the 1st of December, 1970.

By W. A. SIMS, Clerk  
W. A. Sims, D. C.

BOOK 120 PAGE 508  
CORRECTION DEED

MISSISSIPPI  
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1970. 3096

WHEREAS, by warranty deed dated March 20, 1970, recorded in Book 118 at page 373 of the record of deeds on land in Madison County, Mississippi, Ellie P. Perry and Nettie M. Perry conveyed to Harold Perry and Peggy C. Perry certain property located in Madison County, Mississippi, and described as follows, to-wit:

A lot or parcel of land fronting 2.60 chs. on the South side of Highway ROW in the SE 1/4 of SE 1/4, Section 2, T. 9 N. R. 3 E., Madison County, Mississippi, and being more particularly described as beginning at the NE corner of the Ellie P. Perry Tract as per deed of record in Book #69 at Page #304 of the records of the Office of the Chancery Clerk of Madison County at Canton, Mississippi, said point also being described as being 5.0 chs. East of the NE corner of the SE 1/4, Section 2, T. 9 N., R. 3 E., Madison County, Mississippi, and from said point as mentioned run thence N 88° 10' W for 13.15 chs. along the center of said Highway, thence running South for 0.60 chs. to the South ROW line of said Highway and the NW corner of tract being described and the point of beginning, thence running South for 3.90 chs., thence running S. 88° 10' E for 2.60 chs. thence running North for 3.90 chs., to the South ROW of said Highway, thence running N 88° 10' W for 2.60 chs. along said South ROW line of Highway to the point of beginning, and containing in all 1.0 acres more or less, in the SE 1/4 of SE 1/4, Section 2, T. 9 N., R. 3 E., Madison County, Mississippi.

and whereas the said Ellie P. Perry and Nettie M. Perry intended to convey to Harold Perry and Peggy C. Perry the following described property in Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 2.60 chs. on the south side of Highway ROW in the SE 1/4 of SE 1/4, Section 2, T. 9 N., R. 3 E., Madison County, Mississippi, and being more particularly described as beginning at the NE corner of the Ellie P. Perry tract as per deed of record in Book #69 at page #304 of the records of the Office of the Chancery Clerk of Madison County at Canton, Mississippi, said point also being described as being 5.0 chs. East of the NE corner of the SE 1/4 of SE 1/4, Section 2, T. 9 N., R. 3 E., Madison County, Mississippi, and from said point as mentioned run thence N. 88° 10' W for 13.15 chs. along the center of said Highway, thence running South for 0.60 chs. to the South ROW line of said Highway and the NW corner of tract being described and the point of beginning, thence running South for 3.90 chs., thence running S 88° 10' E for 2.60 chs., thence running North for 3.90 chs. to the South ROW of said Highway, thence running N 88° 10' W for 2.60 chs. along said South ROW line of Highway to the point of beginning, and containing in all 1.0 acres, more or less, in the SE 1/4 of SE 1/4, Section 2, T. 9 N., R. 3 E., Madison County, Mississippi.

1970

NOW, THEREFORE, in order to correct the description contained in that deed dated March 20, 1970, recorded in Book 118 at page 373 of the record of deeds on land in Madison County, Mississippi, we, Ellie P. Perry and Nettie M. Perry, do hereby convey and warrant unto the said Harold Perry and Peggy C. Perry the following described property lying and being situated in Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 2.60 chs. on the south side of Highway ROW in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 2, T. 9 N, R. 3 E, Madison County, Mississippi, and being more particularly described as beginning at the NE corner of the Ellie P. Perry tract as per deed of record in Book #69 at page #304 of the records of the Office of the Chancery Clerk of Madison County at Canton, Mississippi, said point also being described as being 5.0 chs. East of the NE corner of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 2, T. 9 N, R. 3 E., Madison County, Mississippi, and from said point as mentioned run thence N 88° 10' W for 13.15 chs. along the center of said Highway, thence running South for 0.60 chs. to the South ROW line of said Highway and the NW corner of tract being described and the point of beginning, thence running South for 3.90 chs., thence running S. 88° 10' E for 2.60 chs., thence running North for 3.90 chs. to the South ROW of said Highway, thence running N. 88° 10' W for 2.60 chs. along said South ROW line of Highway to the point of beginning, and containing in all 1.0 acres, more or less, in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 2, T. 9 N, R. 3 E, Madison County, Mississippi

There is excepted from this conveyance all oil, gas, and other mineral or royalty interests in, on or under the subject property reserved by former owners.

Executed this 24 day of November, 1970.

Ellie P. Perry  
Ellie P. Perry  
Nettie M. Perry  
Nettie M. Perry

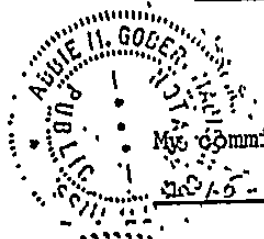
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Before me the undersigned authority within and for the above jurisdiction, this day personally appeared ELLIE P. PERRY and NETTIE M. PERRY, who duly acknowledged that they each and severally signed, executed and delivered the above deed on the day and year therein written.

Witness my signature and official seal this 24 day of November, 1970.

Oliver M. Hobbs  
Notary Public

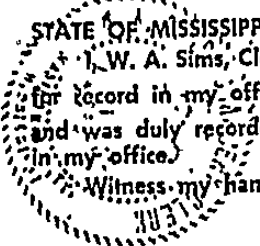
My commission expires.



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 25 day of November, 1970, at 4:10 o'clock P.M., and was duly recorded on the 1 day of December, 1970, Book No. 120 on Page 608 in my office.

Witness my hand and seal of office, this the 1st of December, 1970



By Ruby J. Sims, D. C.

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WARRANTY DEED

NO. 3098

INDEXED

FOR and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other valuable considerations, receipt of all of which is hereby acknowledged, PIEDMONT, INC., a Mississippi corporation, does hereby sell, convey and warrant unto NELSON VIRDEN and MARILYN J. VIRDEN, as joint tenants with the full right of survivorship, and not as tenants in common, the following described land and property situated in Madison County, Mississippi, to-wit:

A certain parcel of land which is more particularly described in Exhibit "A" attached hereto and made a part hereof just as though copied herein in full in words and figures, and which said parcel of land shall hereinafter sometimes be referred to as Lot 169 of Lake Lorman, Part 6, for purposes of reference and identification.

There is excepted from this conveyance and from the warranty hereof all oil, gas and other minerals lying in, on and under said property.

The Grantor does hereby grant unto the said Grantee, and unto Grantees successors in title a non-exclusive, perpetual and irrevocable easement over and across those certain areas forty feet in width designated "reserved for private drive" on the plats of those subdivisions known as Lake Lorman, Part 1 to 5, each inclusive, recorded in the office of the Chancery Clerk of Madison County, Mississippi, for purposes of ingress and egress to the public roads at the extremity of said private drives, this conveyance being made subject to the provisions of a certain covenant between Piedmont, Inc., and Madison County, Mississippi, relative to said private drives recorded in Deed Book 305

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at page 348 in the office of the Chancery Clerk of Madison County, Mississippi.

Grantor does hereby grant and convey unto the said Grantees, and unto Grantees successors in title a non-exclusive, perpetual and irrevocable easement for the use of the surface of Lake Lorman situated in Sections 5 and 6, Township 7 North, Range 1 East, Madison County, Mississippi, for fishing, boating, swimming and water sports, but subject to the terms, conditions and covenants contained in a certain instrument executed by Piedmont, Inc., recorded in Deed Book 315 at Page 431 in said Chancery Clerk's office.

Grantor does hereby grant and convey to said Grantees and unto Grantees successors in title a non-exclusive perpetual and irrevocable easement for the use of the surface of that body of water known as "Little Lake Lorman" also situated in Sections 5 and 6, Township 7 North, Range 1 East, Madison County, Mississippi, for fishing, boating and swimming (but not for water skiing), subject to the covenants and restrictions hereinafter set out as to the use of said "Little Lake Lorman" and any other rules and regulations placed thereon by the Board of Governors of Lake Lorman as said Board is constituted under the provisions of the aforementioned instrument recorded in Deed Book 315 at Page 431 thereof in said Chancery Clerk's office.

The following protective covenants shall apply to the herein conveyed parcel of land, shall run with the land and shall be binding on all persons owning said lot from this date until May 1, 1983, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in Lake Lorman, Parts 1 to 5 inclusive, (being subdivisions of lands in Sections 5 and 6, Township 7 North, Range 1 East, Madison County, Mississippi) and a majority of the then owners of separate parcels of land which have been deeded to others by Piedmont, Inc., in said sections, having a frontage on "Little Lake Lorman" and being unofficially referred to as Lake Lorman Lots 159 to 196, inclusive, in

deeds from Piedmont, Inc., to various grantees, has been recorded, agreeing to change said covenants in whole or in part, or to revoke the same entirely:

1. Said Parcel shall be known and described as a residential lot, and no building shall be erected, placed, altered, or permitted to remain on any such residential lot other than one residential building meeting the specifications hereinafter set out, and not more than one residence shall be permitted on any lot at any one time.
2. No dwelling shall exceed two stories in height. No dwelling shall be permitted on any residential lot, the ground floor area of which dwelling, exclusive of one story open porches, shall be less than 900 square feet. Any private garage shall be attached to the dwelling.
3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. No shack, barn or other outbuilding shall be erected on any residential lot. This covenant shall not prevent the construction of boathouses on lots along the shore line of Little Lake Lorman in a location to be approved by the Board of Governors of Lake Lorman, provided no tin, aluminum or other metal siding or roofing shall be used on any boathouse and provided further that all boathouses shall be neatly painted with at least two coats of paint. No trailer other than a boat trailer shall be placed or maintained on any lot. Fences shall be of metal construction and shall be of the type generally known as "chain link" fence.
5. No residential lot shall be re-subdivided. However, nothing herein contained shall prevent the owner of two adjoining lots or the owner of one whole lot and a portion of an adjoining lot from treating the combined area so owned as one building lot, in which event the set back lines for building purposes shall be construed and interpreted to apply to the outside lines of the combined area and not to the line which is common to both lots.
6. No building shall be located on any residential lot nearer than fifty (50) feet to the front lot line nor nearer than ten (10) feet to any side lot line; provided, however, that this covenant shall not be

construed so as to permit any portion of a building on a lot to encroach upon another lot except in cases where two adjoining lots or one whole lot and a portion of an adjoining lot are owned by one person (or by one person and one person and his or her spouse) and there is only one residence constructed on the combined area thus owned in both lots. But nothing herein contained or contracted in covenant 5 above shall be so construed as to permit a part of a lot as originally conveyed by Piedmont, Inc., to be used alone as a lot separate and apart from an adjoining full lot. The words "front lot line" as used in these restrictive covenants shall be construed to mean the lot line abutting Little Lake Lorman and all residences shall be so constructed as to front or face the body of water known as Little Lake Lorman.

7. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

8. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

9. All residences constructed on either of said lots shall be of brick veneer finish or of frame construction with either wood or asbestos siding on the outside. All houses having outside finishes of wood shall have all wooden surfaces neatly painted with at least two coats of paint.

10. Said lot owners shall be bound by the following rules and regulations affecting the use of said Little Lake Lorman and the lots hereby conveyed.

A. One pier may be erected in the water in front of each lot, which said pier (including any platform attached hereto) shall not extend more than       feet into the lake area from the front lot line. Piers shall be built of pressure treated lumber, shall not be more than four (4) feet in width and the location of each pier as well as the angle at which it shall project into the lake from the front lot line shall be approved before construction by the Board of Governors of Lake Lorman. Any platform attached to any pier shall be built of the same type material

approved for piers and shall not extend more than six (6) feet on either side of the center line of the pier, and shall not be more than ten (10) feet in width. No such piers or platforms shall have any roof or sides other than a rail.

B. Not more than one motor shall be used any time on or in any boat. The size of boats permitted on said lake and the horsepower of motors used on boats in said lake shall be governed by rulings made from time to time by the Board of Governors herein provided for. The owner of each lot shall be entitled to have not more than two boats on or in the water of the lake at any time, which two boats shall be owned by the lot owner, personally. Both of said boats may be fishing type boats; at the election of the lot owner, one may be a pleasure boat and the other shall be a fishing type boat.

C. No firearms of any kind shall be discharged or fired from any boat or by anyone across said body of water, or into said body of water or on any lot.

D. No boat of any kind owned by any person other than the owner of one of the conveyed lots shall at any time be allowed on Little Lake Lorman.

E. The body of water known as Little Lake Lorman shall be governed and controlled by the Board of Governors of Lake Lorman elected and constituted as set forth in the instrument executed by Piedmont, Inc., and recorded in Book 315 at Page 431 in the office of the Chancery Clerk of Madison County, Mississippi.

F. The owner of each lot shall annually pay to the Board of Governors a maintenance charge in an amount not to exceed \$50.00 per lot per year for the purpose of creating a fund to be known as "Lake Lorman Maintenance Fund", which fund shall be a trust fund to be used for any purpose which in the sole discretion of said Board shall be determined beneficial to the lot owners easement rights in either Lake Lorman or Little Lake Lorman which purposes shall include but not be limited to the upkeep and maintenance of those forty foot private easements for ingress and egress shown on plats of Lake Lorman subdivision, Part 1 to 5 inclusive and the other easements for ingress and egress appurtenant

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to any lot conveyed by Piedmont, Inc., in either Section 5 or 6, Township 7 North, Range 1 East, Madison County, Mississippi.

G. No lot shall be sold or conveyed to anyone unless the prospective owner or grantee shall have first been passed upon and approved by the Board of Governors of Lake Lorman as being a desirable person to have as a member of the group of lot owners using Little Lake Lorman. Nor shall any owner of any of said lots lease or rent the same to any tenant or lessee until such tenant or lessee has been approved by said Board of Governors as being a desirable person to have in occupancy of said property.

H. No alcoholic beverages shall be kept in or transported in any boat on Little Lake Lorman nor shall any intoxicating beverages be drunk by any person while using said lake for boating, swimming, fishing or for any other purpose.

I. The Board of Governors shall have the power and authority to formulate rules and regulations in addition to those herein set out with reference to activities on the lake, which rules in the opinion of the Board of Governors shall add to the beneficial use of Little Lake Lorman and contribute to the safety and beauty of the lake.

J. Little Lake Lorman shall not be used for water skiing.

11. Any and all septic tanks installed on any of said lots shall be installed in accordance with the rules and requirements of the Mississippi State Board of Health regarding septic tanks, and shall not be put into use until a certificate of approval from the Mississippi State Board of Health is submitted to the Board of Governors.

12. No garbage, refuse or trash of any kind shall at any time be dumped on or deposited in Little Lake Lorman.

13. All owners of lots shall at all times keep the grass on said lots neatly cut and shall keep said lots free of weeds, litter and rubbish of all kinds.

14. No Improvements of any kind shall be erected or the erection thereof begun, or changes made in the exterior design thereof after original construction on a lot, until plans and specifications according to which construction or alteration will be made have been submitted to and approved in writing by the aforementioned Board of Governors.

15. No guest or invitee of any lot owner shall not use Little Lake Lorman for fishing, boating, swimming or any other purpose unless accompanied by the lot owner whose guest or invitee he is.

16. All lots shall be so owned that the record title to said lots will be vested in one individual person, or in two persons, if those two persons are husband and wife. No corporation, partnership, association or club shall become vested with title to or rent any of said lots. In those instances where a person purchasing a lot elects to have title vested in the spouse of the purchaser, title may be held by a husband and wife as either tenants in common or as joint tenants with the full right of survivorship.

17. No animal other than household pets shall be kept temporarily or permanently on any of the property conveyed by this deed.

The Grantor does further convey unto the Grantee a perpetual non-exclusive easement for ingress and egress over and across those certain parcels of land more particularly described in the easement agreement between Grantor and Nelson Virden, et al, recorded in Book 117 at Page 346 in the office of the Chancery Clerk of Madison County, Mississippi.

Grantee assumes and agrees to pay the ad valorem taxes for the current year.

WITNESS the signature and seal of Piedmont, Inc., by its duly authorized officer, this the 15th day of September, 1970

PIEDMONT, INC.

BY M. A. Lewis, Jr.  
Secretary

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named M. A. Lewis, Jr. who acknowledged to me that he is Secretary of Piedmont, Inc., and that for and on behalf of said corporation and as its act and deed, he signed, sealed and delivered the above and foregoing instrument on the day and year therein mentioned, he having been first duly authorized so to do.

Given under my hand and official seal, this the 21st day of September, 1970.

Doris F. Baldwin  
Notary Public

My Com. Expires: Jan 22, 1972



204

169

BOOK 120 PAGE 617

EXHIBIT "A"

A certain parcel of land being situated in Section 6, Township 7 North, Range 1 East, Madison County, Mississippi and being more particularly described as follows:

Beginning at the southeast corner of said Section 6 and run North 2671.12 feet; thence North 70 degrees 48 minutes 30 seconds West, 97.2 feet; thence North 64 degrees 01 minutes 30 seconds West, 160 feet; thence North 77 degrees 56 minutes 30 seconds West, 135 feet; thence South 70 degrees 43 minutes 30 seconds West, 100 feet to the northeast corner and the point of beginning of the land described herein; thence South 65 degrees 43 minutes 30 seconds West, 100 feet to the northwest corner; thence South 13 degrees 36 minutes 30 seconds East, 259 feet to the southwest corner of the within described parcel; thence North 67 degrees 23 minutes 30 seconds East, 91.68 feet to the southeast corner; thence North 11 degrees 43 minutes 30 seconds West, 254.7 feet to the point of beginning.

*MAL*

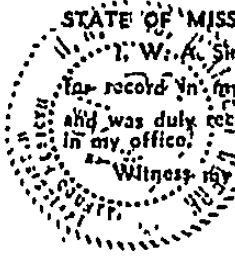
STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 27 day of November, 1970 at 10:00 am and was duly recorded on the 1<sup>st</sup> day of December, 1970, Book No. 120 on Page 610 in my office.

Witness my hand and seal of office, this the 1 of Dec, 1970

W. A. SIMS, Clerk

By Ruby J. Sims, D. C.



WARRANTY DEED

FOR AND IN CONSIDERATION of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, WILLIE C. EVERSON and BEATRICE EVERSON, ROOSEVELT MEKKS and JUDIE J. MEEKS, husband and wife, do hereby convey and warrant unto MISSISSIPPI the following described land lying and being situated in Madison County, Mississippi, to-wit:

6.6 acres, more or less, in SE 1/4 NE 1/4 of said Section 7, Township 10 North, Range 4 East, and more particularly described as beginning at an iron pipe at the Southeast corner of the NE 1/4 NE 1/4 of said Section 7, and run thence west along the south line of said NE 1/4 NE 1/4 of Section 7 for 412.5 feet to a point, run thence south for 665.4 feet to a point on the north line of a county public road, run thence southeasterly along the north line of said road to a point on the east line of said SE 1/4 NE 1/4 of Section 7, run thence north 736.2 feet to the point of beginning.

This conveyance is made subject to outstanding undivided 31/32 interest in all oil, gas and other minerals which were previously reserved or conveyed.

Ad valorem taxes for the year 1970 will be paid by grantors.

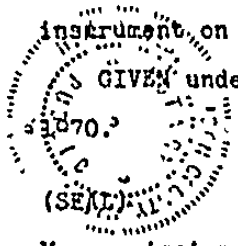
WITNESS our signatures this the 6th day of November, 1970.

Willie C. Everson
WILLIE C. EVERSON

Beatrice Everson
BEATRICE EVERSON

STATE OF MISSISSIPPI
MADISON COUNTY

PERSONALLY appeared before me, the undersigned authority in and for said county and state, the within named WILLIE C. EVERSON and BEATRICE EVERSON, who each acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentkoned as their act and deed.



GIVEN under my hand and official seal, this the 10th day of November, 1970.

H. A. James
NOTARY PUBLIC

My commission expires: 3/1/72

STATE OF MISSISSIPPI, County of Madison:
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 27 day of November, 1970, at 12:05 o'clock P.M., and was duly recorded on the 1 day of Dec., 1970, Book No. 120 on Page 618 in my office.
Witness my hand and seal of office, this the 1 of December, 1970.
W. A. SIMS, Clerk
By Ruby J. Sims, D. C.

BOOK 120 PAGE 619  
WARRANTY DEED

NO 2100 INDEXED

For a valuable consideration not necessary here to mention, cash in hand paid to the grantor by the grantee herein, the receipt of which is hereby acknowledged, and the further consideration of Fourteen Hundred Dollars (\$1400.00) with interest and incidents due the grantor by the grantee herein as evidenced by note described in and secured by purchase money deed of trust of even date herewith, I, LUCILLE MOORE KELLY (also known as Lucille Moore Kelly), do hereby convey and warrant unto CHARLES D. HARRIS, subject to the terms and provisions hereof, that real estate situated in Madison County, Mississippi, described as:

A tract or parcel of land containing five (5) acres, more or less, situated in the NW $\frac{1}{4}$  of Section 18, Township 7 North, Range 2 East, Madison County, Mississippi, and being a part of Lot 29 of RICHLAND PLANTATION, a subdivision, according to map or plat of said subdivision now of record in the Chancery Clerk's Office for said county, reference to said map or plat being here made in aid of and as a part of this description, and which parcel of land fronts 4.82 chains on the south side of a public road and is more particularly described as BEGINNING at the intersection of the west line of said Lot 29 with the south right-of-way line of said public road (said point of beginning being on the south line of said road and is 25.0 feet measured at right angles to the center-line of said road) and from said point of beginning run east along the south right-of-way line of said road for 4.82 chains, thence south for 10.35 chains, thence west for 4.82 chains to the west line of said Lot 29, thence north along the west line of said Lot 29 for 10.35 chains to the point of beginning.

The above parcel of land is the five (5) acres selected and acquired by the grantor herein under Clause II (a) of the Last Will and Testament of Austin C. Moore, Sr., which was duly admitted to probate in Cause No. 17-374 in the Chancery Court of Madison County, Mississippi.

This conveyance is executed subject to:

- (1) Zoning and Subdivision Regulation Ordinances of Madison County, Mississippi.
- (2) Ad valorem taxes for the year 1970 which shall be paid by grantor when due.
- (3) The warranty herein does not extend to the oil, gas, and minerals in and under the above described land.

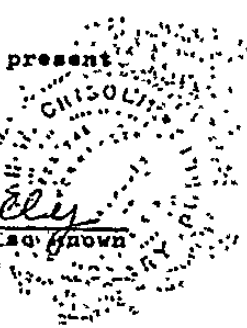
In addition to the aforesaid purchase money deed of trust, the undersigned grantor retains a vendor's lien to secure the unpaid balance of the purchase price of the above described property but a satisfaction and cancellation of said purchase money deed of

trust shall also operate as a satisfaction and cancellation of the vendor's lien herein retained.

The above described property is no part of grantor's present homestead.

WITNESS MY SIGNATURE this 6th day of November, 1970.

Lucyille Moore Kelly  
Lucille Moore Kelly (also known as Lucyille Moore Kelly)



STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named LUCILLE MOORE KELLY (also known as Lucyille Moore Kelly), who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 17<sup>th</sup> day of November, 1970.

Susan H. Chickering  
Notary Public

My Comm. Expires  
NOV 15 1971

(SEAL)

My commission expires:

January 15, 1971

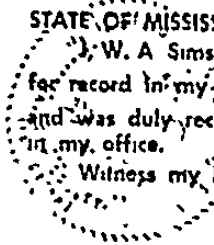
STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 21<sup>st</sup> day of November, 1970, at 2:00 o'clock P.M., and was duly recorded on the 1 day of Dec., 1970, Book No. 120 on Page 619 in my office.

Witness my hand and seal of office, this the 1 of December, 1970

W. A. SIMS, Clerk

By Lucy L. Sims, D. C.



WARRANTY DEED

INDEXED

NO. 3704

BOOK 120 PAGE 621

For a valuable consideration cash in hand paid to me by Hattie Graves Thornton, the receipt of which is hereby acknowledged, I, Ida Kennedy, do hereby convey and warrant unto the said Hattie Greaves Thornton a life estate, with the remainder to Joe Manson of an undivided one-half (1/2) interest and a reservation to me of the other one-half (1/2) in said property upon the death of the said Hattie Graves Thornton, the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot 9 and Lot 10, "Block "B" Nolan Second Subdivision and the residence situated thereon.

It is agreed and understood that the 1970 ad valorem taxes on the above described property will be paid by the grantee.

This conveyance is subject to the zoning ordinances of the City of Canton, Mississippi.

Witness my signature, this the 21<sup>st</sup> day of August, 1970.

*Ida Kennedy*  
Ida Kennedy

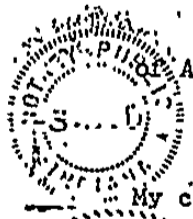
State of INDIANA  
County of MARTIN  
City of INDIANAPOLIS

Personally appeared before me, the undersigned authority in and for said City, County and State, the within named Ida Kennedy who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as and for her act and deed.

Given under my hand and seal of office, this, the 21<sup>st</sup> day August, 1970.

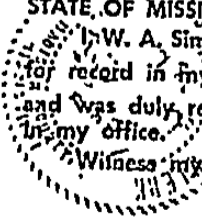
*Robert J. Murdoch*  
Notary Public

My commission expires; Jan 14, 1974



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 27 day of November, 1970, at 3:30 o'clock P.M., and was duly recorded on the 1 day of Dec., 1970 Book No. 120 on Page 621



Witness my hand and seal of office, this the 1 of December, 1970.

By Ruby J. Sims, D. C.

BOOK 120 PAGE 622  
 DECLARATION AND CONVEYANCE OF INTEREST

74. 3105

STATE OF MISSISSIPPI  
 COUNTY OF MADISON

**INDEXED**

WHEREAS, E. B. McGehee acquired a mineral interest through the following deed covering lands in Madison County, Mississippi as follows:

Mineral Right and Royalty Transfer dated December 16, 1938 from D. A. Manning, a single man, to E. B. McGehee recorded in Book 12, Page 48

Reference is here made to said deed for full description of the terms thereof and of the property conveyed thereby, and

WHEREAS, E. B. McGehee subsequently conveyed a one-sixteenth (1/16) mineral interest under the lands described in the deed referred to hereinabove leaving a three-sixteenths (3/16) mineral interest under said lands, and

WHEREAS, the consideration for said deed and other expenses in connection therewith were paid by the actual owners in proportion to each ownership,

NOW, THEREFORE, I the undersigned E. B. McGehee do hereby acknowledge and declare that all right, title and interest in the three-sixteenths (3/16) mineral interest held in my name under lands described in the above referred to deed is actually owned and is hereby conveyed as follows:

- First National Bank of Jackson, Miss., Trustee,..... 1.00%
- Fannie Elizabeth Whitworth Jones Trust,  
 U/W Bernard M. Jones
- First National Bank of Jackson, Miss., Trustee,..... 2.00%
- Fitzhugh Lee Jones Jackson Trust,  
 U/W Bernard M. Jones
- Estate of T. C. Parrish..... 2.00%
- Johnson C. McGehee, Jr..... 3.34%
- H. C. McGehee..... 18.33%
- E. B. McGehee..... 23.33%
- Minerals Management, Inc..... 50.00%

WITNESS my signature this the 12<sup>TH</sup> day of NOVEMBER, 1970.

WITNESSES:

Rosetta J. Curtis  
Edna D. Bennett

E. B. McGehee  
 E. B. McGehee

STATE OF MISSISSIPPI  
 COUNTY OF HINDS

This day personally appeared before me, the undersigned authority in and for said County and State the within named E. B. McGehee who acknowledged that he signed and delivered the foregoing instrument on the 12th day of November, and year therein mentioned.

Given under my hand and seal of office, this the 12th day of November, 1970.

My Commission Expires:

June 12, 1974

Ros H. Martin  
 Notary Public

STATE OF MISSISSIPPI, County of Madison:

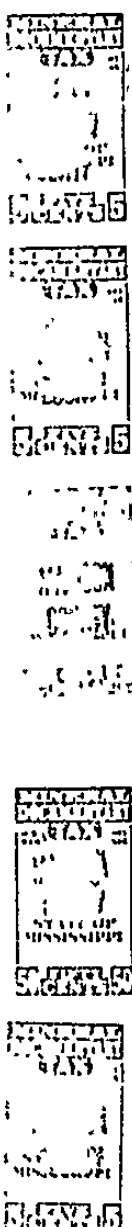
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 21 day of November, 1970, at 8:30 o'clock AM, and was duly recorded on the 1 day of December, 1970, Book No. 120 on page 622 in my office.

Witness my hand and seal of office, this the 1 of December, 1970.

W. A. SIMS, Clerk

By Ruby J. Sims, D. C.

Dec 30-31-32-9-18





DECLARATION AND CONVEYANCE OF INTEREST

BOOK 120 PAGE 623

INDEXED

NO. 3106

STATE OF MISSISSIPPI  
COUNTY OF MADISON

WHEREAS, E. B. McGehee acquired a mineral interest through the following deed covering lands in Madison County, Mississippi, as follows:

Mineral Right and Royalty Transfer dated March 2, 1939 from Isidor Cross, unmarried, to E. B. McGehee recorded in Book 12, Page 205

Reference is here made to said deed for full description of the terms thereof and of the property conveyed thereby, and

WHEREAS, the consideration for said deed and other expenses in connection therewith were paid by the actual owners in proportion to each ownership,

NOW, THEREFORE, I the undersigned E. B. McGehee do hereby acknowledge and declare that all right, title and interest in the one-fourth (1/4) mineral interest held in my name under lands described in the above referred to deed is actually owned and is hereby conveyed as follows:



- First National Bank of Jackson, Miss., Trustee 2.00%  
Fannie Elizabeth Whitworth Jones Trust,  
U/W Bernard M. Jones
- First National Bank of Jackson, Miss., Trustee 4.00%  
Fitzhugh Lee Jones Jackson Trust  
U/W Bernard M. Jones
- Estate of T. C. Parrish 4.00%
- Hobson C. McGehee, Jr. 6.66%
- H. C. McGehee 16.67%
- E. B. McGehee 46.67%

WITNESS my signature this the 12<sup>th</sup> day of NOVEMBER, 1970.

WITNESSES:

Joseph J. Custer  
Rola D. Bennett

E. B. McGehee  
E. B. McGehee

STATE OF MISSISSIPPI  
COUNTY OF HINDS

This day personally appeared before me, the undersigned authority in and for said County and State the within named E. B. McGehee who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal of office, this the 12th day of November, 1970.



Ruth H. Martin  
Notary Public

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of November, 1970, at 8:30 o'clock AM, and was duly recorded on the 1st day of Dec, 1970 Book No. 120 on Page 623 of my office.

Witness my hand and seal of office, this the 1 of December, 1970

W. A. Sims, Clerk  
By Ruby J. Sims D. C.  
w/2 w/4 Dec 10  
w/1 w/4 Dec 10, Dec 15 + 3 Jan Dec 21  
325A in Dec 22  
9-1-74 (645A)

NO. 3707

AFFILIATED INVESTMENTS, INC., A Mississippi Corporation

Grantor(s)  
TO  
VENTURES, INC., A Mississippi Corporation  
Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good, legal sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, we the undersigned Grantor(s), do hereby sell, convey and warrant unto the above Grantee(s), the following described land and property situated in the County of Madison, State of Mississippi, being more particularly described as follows, to-wit:

Lots 2, 8, 10, 12, and 20, of Sherwood Estates, according to the map of plat of said subdivision on file and of record in Plat Book 4, at Page 48, of the records of Plats on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi.

Subject to any prior sales or reservations, if any, of oil, gas and other minerals which may appear of record.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record. The Grantee herein by acceptance of this conveyance assumes and agrees to pay a pro-rata share of all ad valorem taxes for the year 1970.

WITNESS the signature(s), of the Grantor, AFFILIATED INVESTMENTS, INC. on this 25th day of November, 1970.

ATTEST:

Evelyn P. Davis  
Assistant Secretary-Treasurer

AFFILIATED INVESTMENTS, INC.  
BY: George S. Sanders, Jr.  
President

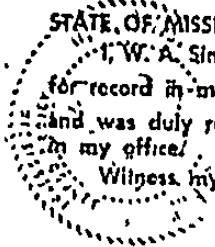
STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named George S. Sanders, Jr. and Evelyn P. Davis, who acknowledged that as President and Assistant Secretary-Treasurer, respectively, for and on behalf of and by authority of AFFILIATED INVESTMENTS, INC., they signed the above and foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 25th day of November, 1970.

My Commission Expires: Jan 15, 1971

Orville Campbell  
NOTARY PUBLIC



STATE OF MISSISSIPPI, County of Madison:  
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of November, 1970, at 8:30 o'clock A.M., and was duly recorded on the 1st day of Dec., 1970, Book No. 120 on Page 624 in my office.

Witness my hand and seal of office, this the 1st of December, 1970.  
By: W. A. Sims, Clerk, D. C.

INDEXED  
NO 3408

For a valuable consideration paid to me by Nelson Cauthen, the receipt of which is hereby acknowledged, I, Walter Middleton, do hereby convey and warrant unto the said Nelson Cauthen my undivided interest in and to the following described property lying and being situated in Madison County, Mississippi, to-wit:

A parcel of land fronting 1333.7 feet on the east side of the Canton-Way County Public Road and more particularly described as follows: Beginning at the intersection of the north line of the NW $\frac{1}{4}$ , Section 18, Township 10 North, Range 3 East, Madison County, Mississippi with the west right-of-way line of the Illinois Central Railroad, run southeasterly along the west line of said right-of-way for 1336.5 feet to a point, thence west for 1398.8 feet to a point on the east line of the Canton-Way County Public road, thence northerly along the east line of said road for 1333.7 feet to a point on the north line of said NW $\frac{1}{4}$ , of Section 18, thence east along said north line for 1216.1 feet to the point of beginning, containing 40.0 acres, more or less, all lying and being situated in the NW $\frac{1}{4}$ , Section 18, Township 10 North, Range 3 East, Madison County, Mississippi.

LESS AND EXCEPT from the above described property five (5) acres evenly off the South end;

And as a further consideration of this deed, Nelson Cauthen does hereby convey and warrant unto the said Walter Middleton his undivided interest in a strip of land described as five (5) acres off the south end of the following described property: A parcel of land fronting 1333.7 feet on the east side of the Canton-Way County Public Road and more particularly described as follows: Beginning at the intersection of the north line of the NW $\frac{1}{4}$ , Section 18, Township 10 North, Range 3 East, Madison County, Mississippi with the west right-of-way line of the Illinois Central Railroad, run southeasterly along the west line of said right-of-way for 1336.5 feet to a point, thence west for 1398.8 feet to a point on the east line of the Canton-Way County Public road, thence northerly along the east line of said road for 1333.7 feet to a point on the north line of said NW $\frac{1}{4}$  of Section 18, thence east along said north line for 1216.1 feet to the point of beginning, containing 40.0 acres, more or less, all lying and being situated in the NW $\frac{1}{4}$ , Section 18, Township 10 North, Range 3 East, Madison County, Mississippi.

Walter Middleton warrants that the above described property is no part of his homestead as his wife lived on her own land at the intersection of the Yazoo City-Way roads in Madison County, Mississippi.

Witness our signatures, this the 27th day of November, 1970.

Walter Middleton  
Walter Middleton  
Nelson Cauthen  
Nelson Cauthen

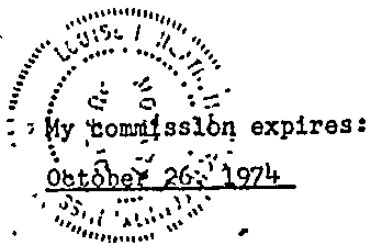
State of Mississippi

Madison County

Personally appeared before me, the undersigned authority in and for said County and State, the within named Walter Middleton and Nelson Cauthen who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as and for their act and deed.

Given under my hand and seal of office, this the 27th day of November, 1970.

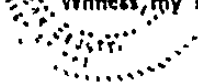
Lennie J. Heath  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28th day of November, 1970, at 8:30 o'clock am., and was duly recorded on the 1st day of Dec., 1970, Book No. 120 on Page 625 in my office.

Witness my hand and seal of office, this the 1 of December, 1970.



W. A. SIMS, Clerk  
By Ruby J. Sims, D. C.

4750

BOOK 120 PAGE 627  
WARRANTY DEED

INDEXED

NO 3109

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned HINDS CONSTRUCTION COMPANY, INC., does hereby sell, convey and warrant unto GREENBROOK HOMES, INC., the following described land and property situated in the County of Madison, State of Mississippi, to-wit:

Lot 38 of Ridgeland East Subdivision Part 1, according to a map or plat on file and of record in the Office of the Chancery Clerk of Madison County at Canton, Mississippi, reference to which is hereby made in aid of this description.

IT IS AGREED AND UNDERSTOOD that grantor agrees to pay ad-valorem taxes for the year 1970, and grantees assume and agree to pay taxes for the year 1971 and thereafter.

THIS CONVEYANCE IS SUBJECT to easement to American Telephone and Telegraph Company as recorded in Book 41 at Page 12 in the Office of said Chancery Clerk's Office.

THIS CONVEYANCE IS SUBJECT to those certain restrictive covenants recorded in Book 327 at Page 770 in the Office of the Chancery Clerk at Canton, Mississippi.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this the 25<sup>th</sup> day of November, 1970.

HINDS CONSTRUCTION COMPANY, INC.

BY: W. W. [Signature]  
Secretary-Treasurer

BOOK 120 PAGE 628

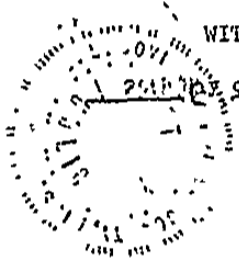
STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, the within named W. W. Bailey, Secretary-Treasurer in named HINDS CONSTRUCTION COMPANY, INC., who acknowledged that he signed, sealed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said corporation and as its own act and deed, he having been first duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE THIS THE

28th day of November, 1970.



*B. R. Poinsett*

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-14-72

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of November, 1970, at 9:30 o'clock A.M., and was duly recorded on the 1 day of Dec, 1970, Book No. 120 on Page 627 in my office.

Witness my hand and seal of office, this the 1st of December, 1970.

W. A. SIMS, Clerk

By Ruby J. Simms, D. C.

628

BOOK 120 PAGE 629  
WARRANTY DEED

INDEXED  
NO 3730

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned HINDS CONSTRUCTION COMPANY, INC., does hereby sell, convey and warrant unto GREENEROOK HOMES, INC., the following described land and property situated in the County of Madison, State of Mississippi, to-wit:

Lots 36 and 37 of Ridgeland East Subdivision Part 1, according to a map or plat on file and of record in the Office of the Chancery Clerk of Madison County at Canton, Mississippi, reference to which is hereby made in aid of this description.

IT IS AGREED AND UNDERSTOOD that grantor agrees to pay ad-valorem taxes for the year 1970, and grantees assume and agree to pay taxes for the year 1971 and thereafter.

THIS CONVEYANCE IS SUBJECT to easement to American Telephone and Telegraph Company as recorded in Book 41 at Page 12 in the Office of said Chancery Clerk's Office.

THIS CONVEYANCE IS SUBJECT to those certain restrictive covenants recorded in the Office of said Chancery Clerk at Canton, Mississippi.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this the 25th day of November, 1970.

HINDS CONSTRUCTION COMPANY, INC.

By: W. W. B. [Signature]  
Secretary-Treasurer

STATE OF MISSISSIPPI      BOOK **120** - 630

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, and while within my official jurisdiction, the within named W. W. Bailey, Secretary-Treasurer in named HINDS CONSTRUCTION COMPANY, INC., who acknowledged that he signed, sealed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said corporation and as its own act and deed, he having been first duly authorized so to do.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE THIS THE



25<sup>th</sup> day of November, 1970.

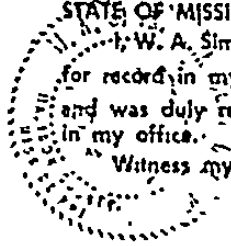
*D. P. Covington*  
Notary Public

My commission expires: 12-14-72

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 29 day of November, 1970, at 8:30 o'clock A. M., and was duly recorded on the 1<sup>st</sup> day of Dec, 1970, Book No. 120 on Page 629 in my office.

Witness my hand and seal of office, this the 1<sup>st</sup> of December, 1970.



By Ruby J. Sims, D. C.

1130



BOOK 120 - 631  
WARRANTY DEED

INDEXED  
NO. 3171

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, H. B. PHILLIPS and CAROLYN BOYDSTON PHILLIPS, husband and wife, do hereby sell, convey and warrant unto CITY BUILDERS, INC., a Mississippi corporation, the following described land and property lying and being situated in the Town of Madison, Madison County, Mississippi, to-wit:

150 feet off the north end of Lot 19, of Andrew's First Addition to the Town of Madison, Mississippi, and more particularly described as: Beginning at the northeast corner of Lot 19 of said Addition and run west along the south line of Sheryl Drive for a distance of 100 feet to the northwest corner of Lot 19 of said Addition; thence run south along the west boundary line of said Lot 19 for a distance of 150 feet to a point; thence run east and parallel with the north boundary line of said Lot 19 for a distance of 100 feet to a point on the east boundary line of Lot 19, thence run north along the said east boundary line of Lot 19 for a distance of 150 feet to a point on the south line of Sheryl Drive, which said point is the point of beginning.

The above described land and property is not the homestead or any part of the homestead of the grantors herein.

This conveyance is made subject to, and there is expressly excepted from the warranty hereof, the following:

1. The liens of the 1970 ad valorem taxes on said land and property, which taxes are not yet due and payable.
2. All matters and facts which an accurate survey of the property would disclose.

3. All zoning ordinances of the Town of Madison, Mississippi.

The grantee herein hereby assumes and agrees to pay all ad valorem taxes on the land and property hereinabove described for the year 1970.

WITNESS our signatures on this the 23<sup>rd</sup> day of November, 1970.

H. B. Phillips  
H. B. PHILLIPS

Carolyn Boydston Phillip  
CAROLYN BOYDSTON PHILLIPS

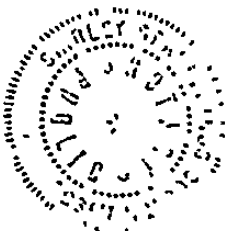
STATE OF MISSISSIPPI  
COUNTY OF Hinds

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, H. B. PHILLIPS and CAROLYN BOYDSTON PHILLIPS, husband and wife, who acknowledged to me that they each signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

Given under my hand and official seal of office on this the 23<sup>rd</sup> day of November, 1970.

Shirley L. Lewis  
NOTARY PUBLIC

My commission expires: Jan. 21, 1971



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of November, 1970, at 8:30 o'clock AM, and was duly recorded on the 1<sup>st</sup> day of Dec, 1970, Book No. 120 on Page 631 in my office.

Witness my hand and seal of office, this the 1<sup>st</sup> of December, 1970.

By W. A. Sims, D. C.

BOOK 120 PAGE 632

WARRANTY DEED

INDEXED

10. 31. 72

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, H. B. PHILLIPS AND CAROLYN BOYDSTON PHILLIPS, husband and wife, do hereby sell, convey and warrant unto CITY BUILDERS, INC., a Mississippi corporation, the following described land and property lying and being situated in the Town of Madison, Madison County, Mississippi, to-wit:

150 feet off the north end of Lot 18, of Andrew's First Addition to the Town of Madison, Mississippi, and more particularly described as: Beginning at the northeast corner of Lot 18 of said Addition and run west along the south line of Sheryl Drive for a distance of 100 feet to the northwest corner of Lot 18 of said Addition; thence run south along the west boundary line of said Lot 18 for a distance of 150 feet to a point; thence run east and parallel with the north boundary line of said Lot 18 for a distance of 100 feet to a point on the east boundary line of Lot 18; thence run north along the said east boundary line of Lot 18 for a distance of 150 feet to a point on the south line of Sheryl Drive, which said point is the point of beginning.

The above described land and property is not the homestead or any part of the homestead of the grantors herein.

This conveyance is made subject to, and there is expressly excepted from the warranty hereof, the following:

1. The liens of the 1970 ad valorem taxes on said land and property, which taxes are not yet due and payable.
2. All matters and facts which an accurate survey of the property would disclose.

BOOK 120 FILE 634

3. All zoning ordinances of the Town of Madison, Mississippi.

The grantee herein hereby assumes and agrees to pay all ad valorem taxes on the land and property hereinabove described for the year 1970.

WITNESS our signatures on this the 23 day of November, 1970.

H. B. Phillips  
H. B. PHILLIPS

Carolyn Boydston Phillips  
CAROLYN BOYDSTON PHILLIPS

STATE OF MISSISSIPPI  
COUNTY OF Hinds

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, H. B. PHILLIPS and CAROLYN BOYDSTON PHILLIPS, husband and wife, who acknowledged to me that they each signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

Given under my hand and official seal of office on this the 23 day of November, 1970.

Shirley Spauld  
NOTARY PUBLIC

My commission expires: Jan. 21, 1972



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of November, 1970, at 2:30 o'clock A.M., and was duly recorded on the 1<sup>st</sup> day of Dec, 1970, Book No. 120 on Page 633 in my office.

Witness my hand and seal of office, this the 1<sup>st</sup> of December, 1970.

By W. A. Sims, Clerk  
W. A. SIMS, Clerk  
W. A. Sims, D. C.

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Jackson, Miss

INDEXED

BOOK 120 PAGE 635

NO. 3118

.....PARTITION DEED.....

Whereas, Clark Singleton, deceased, at the date of his death owned the following described land, lying and being situated in Madison County, Mississippi, to-wit:-

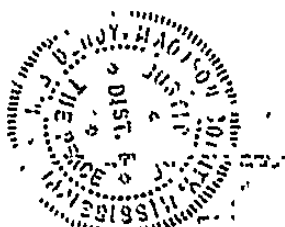
N $\frac{1}{2}$  of Lot 4, West of the Boundary line, less 10 acres out of SW $\frac{1}{4}$  Section 31, Township 11, Range 5 East, and 5 acres in NW corner of Lot 2 West of Boundary Line, and  $\frac{1}{2}$  interest in 51 acres West Side of Lot 2 and 5 West of the Boundary line Section 31, Township 11, Range 5 East, and W $\frac{1}{2}$  of lot 4 West of the Boundary Line Section 30, Township 11, Range 5 East, leaving as his sole and only heirs at law: Pattie Plummer, Lillie Singleton, Edna Beamon, Willie Singleton and Robert Singleton, all being adults; and whereas Lillie Singleton desires that her one Fifth Interest in said lands be divided; therefore, we, ~~Pattie Plummer~~, Edna Beamon, Willie Singleton and Robert Singleton do hereby convey and Quit Claim to

Lillie Singleton our undivided interest in the following described land:  
A lot or parcel of land situated in SW $\frac{1}{4}$  of Section 31, T11N, R5E, Madison County, Mississippi, and being more particularly described as beginning in the Center of Old Public Road which said road has been abandoned and is situated just west of Miss # K7 Highway, at a point that is 1.05 chains East of and 9.86 Chains South of the NE Corner of Lot # 4 in Section 31 (said lot # 4 also being the W $\frac{1}{2}$  of SW $\frac{1}{4}$ , said Section 31, and from said point of beginning run thence West 21.05 chains to the West line of said Lot # 4, thence running South along said West line of lot for 10.14 Chains to SW corner of said lot, thence running East for 26.50 chains to the approximate center of old road, thence running N 28° 15' E along approximate center of old Road for 11.51 chains to the point of beginning, and subject to the rights acquired by others adjoining this tract to the lands under their fences (if any) and containing in all 21.20 acres, more or less, and being situated in lots 4 & 5 of Section 31, T11N R5E, Madison County, Mississippi.

For and in consideration conveying to me the above described land, I, Lillie Singleton do hereby convey and quit claim to Edna Beamon, Willie Singleton and Robert Singleton all right, title and interest I have in the remaining land owned by Clerk Singleton deceased, in Madison County, Mississippi. Pattie Plummer has been deeded her One Fifth interest in the Clark Singleton Estate by deed recorded in record Book 119, page 158 on file in the Office of the Chancery Clerk of Madison County, Mississippi, and she is not required to sign this deed as she has no interest in said lands.

Witness our signatures this the 2nd day of November, 1970.

Edna Beamon  
Edna Beamon.  
Lillie Singleton  
Lillie Singleton.  
Robert Singleton  
Robert Singleton.  
Willie Singleton  
Willie Singleton.



State of Mississippi:  
Madison County :

Personally appeared before me the undersigned authority in and for said County and State, Edna Beamon and Lillie Singleton who acknowledged that they signed and delivered the foregoing instrument on the day and year therein named.

Given under my hand and official seal this the 3 day of November, 1970.

My Commission Expires:

H. B. Dend...  
Ex-Officio Notary Public and Justice of the Peace.

1-1-72

BOOK 120 PAGE 636

State of Mississippi:

HINDS COUNTY

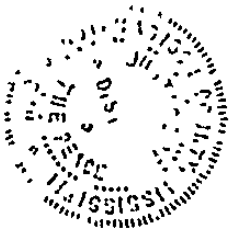
Personally appeared before me the undersigned authority in and for said County and State, Robert Singleton and Willie Singleton who acknowledged that they signed and delivered the foregoing instrument on they day and year therein named.

Given under my hand and official seal this the 3 day of November, 1970.

My COMMISSION EXPIRES:

1-1-72

W. A. Sims  
NOTARY PUBLIC.



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 30 day of November, 1970, at 8:45 o'clock A.M., and was duly recorded on the 1<sup>st</sup> day of Dec, 1970 Book No. 120 on Page 635 in my office.

Witness my hand and seal of office, this the 1<sup>st</sup> of December, 1970.

By W. A. Sims, Clerk  
Ruby J. Sims, D. C.

Jackson, Miss

BOOK 120 PAGE 637

NO 3119

THE STATE OF MISSISSIPPI

County of... Madison

IN CONSIDERATION OF The Sum of Ten Dollars (\$10.00) and other good and valuable considerations, cash in hand, paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned, do hereby bargain, sell.

Convey and warrant to Thomas T. Parker and Paulette Parker, his wife

the land described as One acre lot West of Hwy 17 and South of Clark Singleton Driveway in the N 1/2 of lot 4, Section 31, Township 11 North, Range 5 East; described as follows: Beginning at the intersection of the South boundary of the Clark Singleton Drive and the West boundary of 17 Hwy as a Point of Beginning and running thence North 47 degrees West 3.25 Chains to a Pine Tree, thence South 5 degrees 30 minutes East 5.40 Chains to a stake. Thence East 3.25 Chains to a stake on the West Boundary of 17 Hwy, thence North 24 degrees West along West Boundary of said Hwy, 3.40 Chains to the Point of Beginning.

situated in the County of Madison, in the State of Mississippi.

Witness My signature the 21st day of November A. D. 1970

WITNESSES:

[Signature]

[Signature]

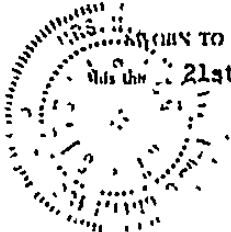
THE STATE OF MISSISSIPPI, COUNTY OF \_\_\_\_\_

Personally appeared before me, \_\_\_\_\_ of the County of \_\_\_\_\_ in said State, the within named \_\_\_\_\_ and \_\_\_\_\_ wife of said \_\_\_\_\_ who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned. Given under my hand and official seal at \_\_\_\_\_, Mississippi, this the \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_.

THE STATE OF MISSISSIPPI, COUNTY OF Madison

Personally appeared Marion Creel and B. D. Gladney one of the subscribing witnesses to the foregoing instrument, who, being first duly sworn, deposed and saith that he saw the within named Lillie Singleton and ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ wife of said Lillie Singleton whose name she subscribed thereto, sign and deliver the same to the said Marion Creel and B. D. Gladney, that he, this affiant, subscribed his name as a witness hereto, in the presence of the said Lillie Singleton.

B. D. Gladney  
Affiant



Subscribed before me at the \_\_\_\_\_ of \_\_\_\_\_, Mississippi, this the 21st day of November, A. D. 1970.  
W. G. Jordan  
of \_\_\_\_\_ County, Miss.

My Commission Expires September 12, 1974

WARRANTY DEED

Filed for record \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. Clerk \_\_\_\_\_

THE STATE OF MISSISSIPPI,  
Madison County,  
I, W. G. Jordan Clerk of the Chancery Court of said county, hereby certify that the within instrument of writing was filed in my office for record at 8:45 A.M., on the 30th day of Nov, A. D. 1970 and that the same was this day recorded in Deed Record 120 on page 637.

Witness my hand and official seal, this 1st day of December, A. D. 1970  
By W. G. Jordan Clerk.  
W. G. Jordan, D. C.

Filing	
Indexing	
Recording	
Certificate	
Total	<u>2.15</u>

Printed and for sale by HEDERMAN BROS., Jackson, Miss. Form 312

RETURN TO:  
JIM WALTER HOMES, INC.  
P. O. BOX 9128  
TAMPA, FLA. 33604

1130



Form OGC-95A  
(Rev. 6/15/59)

BOOK 120 PAGE 639

INDEXED NO. 3122

TRUSTEE'S DEED

WHEREAS, The United States of America, acting by and through the Administrator of the Farmers Home Administration, pursuant to Title I of the Bankhead-Jones Farm Tenant Act, as amended by the Farmers Home Administration Act of 1946 (7 U.S.C. 1001-1006), is the owner and holder of the following real estate deed(x) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Madison County, Mississippi, said deed(x) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	T/D BOOK	PAGE
L. T. Posey and Tecora O. Posey	10/30/68	364	308

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the - - - - - Trustee to foreclose said deed(x) of trust by advertisement and sale at public auction as required by law;

The said Trustee caused a due notice to be published in the Madison County Herald, a newspaper published in the City of Madison, said County and State, and on October 22, 1970, posted a like notice on the bulletin board of the County Courthouse in Canton, Mississippi, that certain lands hereinafter described would on November 16, 1970, be sold at public auction at the front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(x) of trust; which said notice was published in said newspaper in the issues of October 22, October 29, November 5 and November 12, 1970.

And said lands having been by said Trustee on November 16, 1970, at 11:00 o'clock A.M., in the manner prescribed in and by said deed(x) of trust, and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder therefor and having bid the sum of Ten Thousand, Three Hundred Seventy Five and 17/100 Dollars (\$ 10,375.17), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Guy H. Leach, as - - - - - Trustee, do hereby convey and sell to the said United States of America, the following described land situated in Madison County, Mississippi, to-wit:

Lot 10, Block "E", Magnolia Heights, Part 2, a subdivision of Madison County, Mississippi, according to a map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi, in Plat Book 5, at Page 5 thereof, reference to which is hereby made in aid of and as a part of this description.

Subject to: (1) Reservation of all oil, gas and other minerals in, on and under the described property; (2) Easement for sewer lines as set forth on the aforesaid plat of Magnolia Heights Subdivision; (3) Right-of-way to Mississippi Power & Light Co. for construction, operation and maintenance of electric circuit, dated January 2, 1950, and recorded in Book 46, at Page 169; (4) Terms and conditions contained in that certain deed recorded in Book 45, at Page 348, and corrected deed recorded in Book 46, at Pages 114-115; (5) Right-of-way and easement to Southern Bell Telephone

Page 7  
(Case CC-95A)

and Telegraph Co. as shown by instrument dated October 31, 1966, and recorded in Book 104, at Page 79; (6) Lien of Persimmon-Burnt Corn Water Management District, being a Chancery Clerk's Decree filed March 26, 1962, and recorded in Minute Book 37, at Page 524, of the Chancery Court of Madison County, Mississippi and (7) Madison County Zoning and Subdivision Regulations Ordinance of 1964, adopted April 6, 1964, recorded in Supervisor's Minute Book A-D, at Page 266.

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the 16th day of November, 1970.

Guy H. Leach TRUSTEE

Duly authorized to act in the premises by instrument dated October 30, 1968, and recorded in Book 364, Page 308, of the records of the aforesaid County and State.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI )  
COUNTY OF MADISON ) SS:

Personally appeared before me, W. A. Sims, a Chancery Clerk, in and for the County and State aforesaid, Guy H. Leach, Trustee, who acknowledged that he signed and delivered the foregoing Trustee's Deed on the day and year therein mentioned.

Given under my hand this 16th day of November, 1970.

(S E A, L)

My Commission Expires: 1-1-72

W. A. Sims, Chancery Clerk  
(Signature)  
W. A. Sims  
Titley  
MISSISSIPPI CHANCERY CLERK

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 30 day of November, 1970, at 9:45 o'clock A.M., and was duly recorded on the 1 day of Dec., 1970, Book No. 120 on Page 39 in my office.

Witness my hand and seal of office, this the 1 of December, 1970.

By Ruby J. Sims, D. C.  
W. A. SIMS, Clerk

7780

NO. 3123

Form OGC-96A  
(Rev. 2/5/69)

BOOK 120 PAGE 611

Mississippi

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

State of Mississippi )  
                                  )SS:  
County of Madison )

**INDEXED**

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, Ken S. Redmond, publisher of the Madison County Herald, a newspaper published in the City of Canton, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for 4 consecutive weeks, to-wit:

In Vol. 78, No. 43, dated October 22, 1970  
In Vol. 78, No. 44, dated October 29, 1970  
In Vol. 78, No. 45, dated Nov. 5, 1970  
In Vol. 78, No. 46, dated Nov 12, 1970

Ken S. Redmond  
Publisher

Subscribed and sworn to before me this 16 day of Nov, 1970.

Sara L. Hart  
Notary Public

My Commission Expires: Sept. 29, 1973

State of Mississippi )  
                                  )SS:  
County of Madison )

Guy H. Leach, being first duly sworn on oath deposes and says that he is the County Supervisor in the Madison County Office of the Farmers Home Administration, United States Department of Agriculture; that on the 22 day of October 1970, as - Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Canton, Mississippi.

Guy H. Leach

Subscribed and sworn to before me this 16th day of November, 1970.

( S E A L )

W. A. Sims, Notary Public  
W. A. Sims, Notary Public  
W. A. Sims, Notary Public

My Commission Expires:

1-1-72

NOTICE OF SALE

WHEREAS the United States of America, acting by and through the Federal Trustee of the Farmers Home Administration, pursuant to Title I of the Bankhead-Jones Cotton Control Act as amended by the Farmers Home Administration Act of 1935 (7 U.S.C. 1601-1609) is the owner and holder of the following real estate described in the foregoing deed of trust recording an indebtedness thereon mentioned and covering certain real estate hereinafter described located in Madison County, Mississippi, and deed of trust being duly recorded in the office of the Chancery Clerk in and for said County and State of Mississippi, Grantors, L. T. Posey and Leona O. Posey, Date Executed 11/20/68, Trust Deed Book, 361, Page 108.

WHEREAS default has occurred in the payment of the indebtedness secured by said deed of trust and the United States of America as Beneficiary, has authorized and instructed me as Trustee, to foreclose said deed of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

NOTICE is hereby given that pursuant to the power of sale contained in said deed of trust and in accordance with the statutes made and provided therefor the said deed of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the front door of the County Courthouse in the town of Neshoba, Mississippi in the County of Madison at 11:00 o'clock A.M. on the 16th day of November 1970.

The premises to be sold are described as:

Lot 10, Block "L," Magnolia Estates, Part 2, a subdivision of Madison County, Mississippi according to a map or plat thereof on file of record in the Office of the Chancery Clerk of Madison County, Mississippi in Plat Book 5 at Page 3 thereof and in the map which is hereby made a part of and attached to this description.

Subject to: (1) Reversion of all oil, gas, and other minerals in and under the described property; (2) Easement for sewer lines as set forth on the plat of Lot 10, Block "L," Magnolia Estates; (3) Right of way to the property owned by the Telephone & Telegraph Co. for a line of poles, and poles and wires thereon, as shown on a plat of record dated January 2, 1968, and recorded in

State of Mississippi )  
County of Madison ) SS:

Guy H. Leach, being first duly sworn on oath, deposes and says that he is the Madison County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that as Trustee, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to-wit: At the hour of 11:00 o'clock in the forenoon on the 16 day of November 19 70, at the front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by United States of America for the sum of \$ 10,375.17, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

*Guy H. Leach*

Subscribed and sworn to before me this 16th day of November 19 70.

(S E A L)

My Commission Expires: 1-1-72

*W. A. Sims, Chancery Clerk*  
Notary Public  
*W. A. Sims, Chancery Clerk*

Book 46, at Page 16; (1) Terms and conditions contained in that certain deed recorded in Book 45 at Page 318, and corrected deed recorded in Book 46 at Pages 114-115, (5) Right-of-way and easement to Southern Bell Telephone & Telegraph Co. as shown by instrument dated October 31, 1968, and recorded in Book 104, at Page 79, (6) Lien of Persemon Burnt Corn Water Management District, being a Chancery Clerk's Decree filed March 26, 1962, and recorded in Minute Book 37, at Page 521 of the Chancery Court of Madison County, Mississippi and (7) Madison County Zoning and Subdivision Regulations Ordinance of 1964, adopted April 6 1964, recorded in Supervisor's Minute Book A D, at Page 206.

Guy H. Leach Trustee  
Duly authorized to act in the premises by instrument dated October 20, 1968, and recorded in Book 361, Page 298, of the records of the aforesaid County and State.  
October 22, 1970  
Oct. 22, 23, Nov. 5, 12

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 30 day of November, 1970, at 9:45 o'clock A.M., and was duly recorded on the 1 day of Dec., 1970 Book No. 120 on Page 649 in my office.

Witness my hand and seal of office, this the 1 of December, 1972

By *Ruby L. Sims*, D. C.  
W. A. SIMS, Clerk

BOOK 120 PAGE 643  
WARRANTY DEED

NO 3124

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, and other good and valuable considerations passing, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned, LoELLA PIATT, do hereby sell, convey and warrant unto WANDA P. ROBINSON the following described land and property, lying and being situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Lot Two Hundred Twenty-Five (225), of NATCHEZ TRACE VILLAGE, Madison County, Mississippi, and being particularly described by metes and bounds as follows, to-wit:

Commencing at the Southeast corner of the  $N\frac{1}{2}$  of the  $SW\frac{1}{4}$  of Section 15, Township 7 North, Range 2 East, Madison County, Mississippi, run thence North along the line between the  $E\frac{1}{2}$  and  $W\frac{1}{2}$  of said Section 15 for a distance of 958 feet; run thence South  $89^{\circ} 17'$  East 936.6 feet; thence South  $1^{\circ} 18'$  East 181.8 feet to the P. T. of a curve; run thence around a curve to the left whose radius is 415.8 feet for a distance of 226.5 feet to the P. C. of said curve; run thence South  $32^{\circ} 31'$  East 399 feet to the P. T. of a curve; run thence around a curve to the right whose radius is 1935.0 feet for a distance of 195.9 feet to the P. C. of said curve; run thence South  $26^{\circ} 43'$  East 471.5 feet to the point of beginning of the lot herein described; run thence South  $26^{\circ} 45'$  East 31.2 feet to the P. C. of a curve; thence around a curve to the left whose radius is 102.3 feet for a distance of 82.8 feet to the P. T. of said curve; thence South  $73^{\circ} 04'$  East 98.9 feet; thence North  $18^{\circ} 43'$  East 67.6 feet; thence North  $16^{\circ} 23'$  East 132.4 feet; thence North  $73^{\circ} 35'$  West 56.7 feet; thence South  $60^{\circ} 40'$  West 200.2 feet back to the point of beginning, said land herein described being located in the  $SE\frac{1}{4}$  of the  $SE\frac{1}{4}$  of Section 15, Township 7 North, Range 2 East, Madison County, Mississippi, and containing 0.63 acres, more or less.

The warranty of this conveyance is subject to those certain protective covenants attached to that certain warranty deed executed by Lewis L. Culley, Jr. and wife, Bethany W. Culley, to LoElla Piatt, and any other restrictions contained in said deed, and to any and all mineral reservations of record.

BOOK 120 PAGE 644

The above described property constitutes no part of the homestead of grantor herein.

The 1970 ad valorem taxes covering the above described property are to be pro rated as of the date of this conveyance.

WITNESS my signature, on this the 28th day of November, 1970.

LoElla Piatt  
LOELLA PIATT

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for said county and state, the within named LoElla Piatt, who acknowledged that she signed and delivered the above and foregoing instrument on the day and date therein stated.

Given under my hand and seal of office, on this the 26 day of November, 1970.



My commission expires: 1/10/72

W. A. Sims  
NOTARY PUBLIC

STATE OF MISSISSIPPI, County of Madison:  
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 30 day of November, 1970, at 1:15 o'clock P.M., and was duly recorded on the 1st day of December, 1970, Book No. 120 on Page 643 in my office.  
Witness my hand and seal of office, this the 1st of December, 1970.  
By W. A. Sims, W. A. SIMS, Clerk, D. C.

FOR and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JACKSON HINDS, INC. does hereby sell, convey and warrant unto JOHN HENRY HOLLEY and HATTIE MAE T. HOLLEY, as joint tenants with full rights of survivorship, and not as tenants in common, the following described land and property situated in MADISON County, Mississippi, to-wit:

Lot 12 MEADOW DALE SUBDIVISION, PART 4 a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi recorded in Plat Book 5 at Page 25.

Ad valorem taxes for the year 1970 are assumed by the Grantees herein.

There is excepted from the warranty of this conveyance all building restrictions, easements and mineral reservations of record in the office of the Chancery Clerk aforesaid which affect the above described property.

WITNESS the signature of JACKSON HINDS, INC., by its duly authorized officer, this the 20th day of November, 1970.

JACKSON HINDS, INC. BY: J. L. Horton

STATE OF MISSISSIPPI COUNTY OF HINDS:----

Personally appeared before me the undersigned authority, in and for the jurisdiction aforesaid J. L. Horton, who acknowledged to me that he is President of JACKSON HINDS, INC., and that for and on behalf of said corporation, he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized so to do.

Given under my hand and seal, this the 20th day of November, 1970.

XXXXX

Paul A. Alford Notary Public My Com. Expires Aug 31, 1974

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 1st day of December, 1970, at 8:45 o'clock A.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 645 in my office.

Witness my hand and seal of office, this the 9 of December, 1970. W. A. SIMS, Clerk

By: [Signature] D. C.

NO. 8786

BOOK 120 PAGE 646  
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid us and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, CALVIN WALTER SPEAKS, JR., FRANKIE MERL S. WOOTEN, JULIA MAE SPEAKS SULLIVAN and PATRICIA ANN BURKE, Grantors, do hereby convey and forever warrant unto KENNETH H. BURKE, and wife, PATRICIA ANN BURKE, Grantees, as joint tenants with full right of survivorship and not as tenants in common, our undivided interest in the below described property lying and being situated in the Town of Ridgeland, Madison County, Mississippi, to-wit:

Lots 9, 10, and 11, Block 46, of the Town of Ridgeland, Mississippi, a plat of which is of record in the office of the Chancery Clerk of Madison County, Mississippi

SUBJECT ONLY to the following; to-wit:

1. Town of Ridgeland, County of Madison, and State of Mississippi, ad valorem taxes for the year 1970 which shall be paid by the Grantees herein.

2. The Grantors herein do hereby certify that there is no outstanding indebtedness secured by deed of trust on the above described property.

HP 00



BOOK 120 PAGE 647

WITNESS OUR SIGNATURES on this the 30th day of  
November, 1970.

Calvin W. Speaks Sr.  
Calvin Walter Speaks, Sr.

Frankie Merl S. Wooten  
Frankie Merl S. Wooten

Julia Mae Speaks Sullivan  
Julia Mae Speaks Sullivan

Patricia Ann Burke  
Patricia Ann Burke

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, CALVIN WALTER SPEAKS, JR., FRANKIE MERL S. WOOTEN, JULIA MAE SPEAKS SULLIVAN and PATRICIA ANN BURKE, who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 30th day of November, 1970.



Marcella Cannon  
Notary Public

MY COMMISSION EXPIRES:  
7-27-74

STATE OF MISSISSIPPI, County of Madison:  
I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 1st day of December, 1970, at 10:25 o'clock A.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 646 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk  
By Gladys Spruill, D. C.

BOOK 120 PAGE 648  
OPTION

NO. 3140

For a valuable consideration not necessary here to mention, the receipt of which is hereby acknowledged, I, RUFUS BROWN, do hereby grant unto ALONZO D. WELCH, his successors, or assigns the right and option of purchasing, subject to the terms and provisions hereof, that real estate situated in Madison County, Mississippi, described as:

Lot 4 of Block 8 of HIGHLAND COLONY, a subdivision, when described with reference to map or plat of said subdivision now of record in the Chancery Clerk's Office for Madison County, Mississippi, reference to said map or plat being here made in aid of and as a part of this description; LESS AND EXCEPT THEREFROM two acres evenly off the south end thereof.

The sale price shall be for cash and shall be computed on the basis of \$1,100.00 per acre.

This option shall be for a period of twelve (12) months from the date hereof and it is expressly understood and agreed that if this option is not exercised within said period that this option shall expire at the expiration of twelve (12) months from the date hereof and shall then and there become null and void and of no effect, time being of the essence hereof.

If this option is timely exercised then the undersigned, upon the payment to him of the aforesaid sale price, hereby covenants and agrees to sell and convey the above described property by general warranty deed subject only to the following:

- (1) Zoning and Subdivision Regulation Ordinances of Madison County, Mississippi.
- (2) Ad valorem taxes for the current year which shall be prorated as of the date of sale.

WITNESS my signature this 1st day of December, 1970.

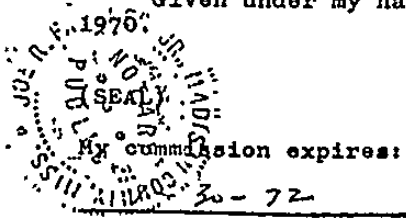
Rufus Brown  
Rufus Brown

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for said County and State, the within named RUFUS BROWN who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 1st day of December,

Joe R. Lander, Jr.  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 1st day of December, 1970, at 10:50 o'clock A. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 648 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

By W. A. Sims, Clerk  
D. C.

Wp

305

WARRANTY DEED BOOK 120 PAGE 649

NO. 31-8

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FIRST NATIONAL BANK OF JACKSON, Jackson, Mississippi, Trustee under the Last Will and Testament of Frank Stout, deceased, by its duly authorized Trust Officer, does hereby convey and warrant unto WILLIE T. MARTIN and MARY ANN MARTIN, husband and wife, as joint tenants with right of survivorship and not as tenants in common, the following described property lying and being situated in Madison County, Mississippi, to-wit:

INDEXED

NE 1/4 SE 1/4 of Section 11, Township 10 North, Range 5 East, Madison County, Mississippi, containing 40 acres, more or less.

There is excepted from this conveyance all oil, gas and other minerals which have been heretofore conveyed or reserved by prior owners; and, in addition thereto, grantor hereby excepts and reserves unto grantor an undivided one-half (1/2) of all oil, gas and other minerals presently owned by grantor.

Eunice Hill Stout joins in the execution of this deed for the purpose of expressing her consent and approval thereof.

Grantor assumes and agrees to pay the ad valorem taxes for the year 1970.

WITNESS our signatures this the 23rd day of November, 1970.



FIRST NATIONAL BANK OF JACKSON, Jackson, Mississippi

By: [Signature]  
Trust Officer

[Signature]  
Eunice Hill Stout

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, a Notary Public in and for said County and State, the within named W C LUTKEN who acknowledged that he as Trust officer of First National Bank of Jackson, Jackson, Mississippi, being first duly authorized so to do, signed, sealed, and delivered the foregoing instrument on the day and year therein mentioned for and on behalf of said Bank and as its act and deed.

Given under my hand and official seal this 23rd day of November, 1970.

[Signature]  
Notary Public

(SEAL)

My commission expires:

My Commission Expires Marc. 8, 1972

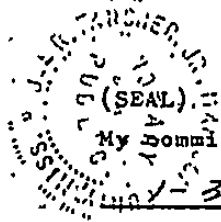
B-1 329 [Signature]

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for the aforesaid County and State, the within named EUNICE HILL STOUT, a widow, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of November, 1970.

Dr. R. Sanchez, Jr.  
Notary Public



My Commission Expires:

12-30-72

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 9:15 o'clock A.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 649 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. Sims, Clerk  
By Philip [Signature], D. C.

470

WARRANTY DEED

BOOK 120 PAGE 651

NO. 3159

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FIRST NATIONAL BANK OF JACKSON, Jackson, Mississippi, Trustee under the Last Will and Testament of Frank Stout, deceased, by its duly authorized Trust Officer, does hereby convey and warrant unto OTHA L. SHIVERS and ANNE M. SHIVERS, husband and wife, as joint tenants with right of survivorship and not as tenants in common, the following described property lying and being situated in Madison County, Mississippi, to-wit:

INDEX

NE 1/4 NE 1/4 of Section 11, Township 10 North, Range 5 East, Madison County, Mississippi, containing 40 acres, more or less.

There is excepted from this conveyance all oil, gas and other minerals which have been heretofore conveyed or reserved by prior owners; and, in addition thereto, grantor hereby excepts and reserves unto grantor an undivided one-half (1/2) of all oil, gas and other minerals presently owned by grantor.

Eunice Hill Stout joins in the execution of this deed for the purpose of expressing her consent and approval thereof.

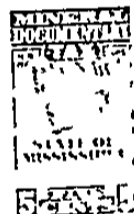
Grantor assumes and agrees to pay the ad valorem taxes for the year 1970.

WITNESS our signatures this the 23rd day of November, 1970.



FIRST NATIONAL BANK OF JACKSON, Jackson, Mississippi

By: [Signature]  
Trust Officer



Eunice Hill Stout  
Eunice Hill Stout

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, a Notary Public in and for said County and State, the within named W.C. LUTKEN who acknowledged that he as Trust Officer of First National Bank of Jackson, Jackson, Mississippi, being first duly authorized so to do, signed, sealed, and delivered the foregoing instrument on the day and year therein mentioned for and on behalf of said Bank and as its act and deed.

Given under my hand and official seal this 23<sup>rd</sup> day of November, 1970.

(SEAL)

[Signature]  
Notary Public

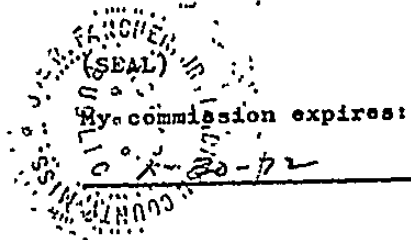
My commission expires:  
My Commission Expires Marc. 8, 1972

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for said County and State, the within named EUNICE HILL STOUT, a widow, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of November, 1970.

Dr. R. L. Lavelle, Jr.  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed

for record in my office this 2 day of December, 1970, at 9:15 o'clock A.M.

and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 651

Witness my hand and seal of office, this the 8 of December, 1970

W. A. SIMS, Clerk  
W. A. Sims, D. C.

W 80

0091  
BOOK 120 PAGE 653

NO. 3150

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, GEORGE JACOB SRITE, do hereby sell, convey and warrant unto GEORGE RAY SRITE, the following described land and property situated in Madison County, Mississippi, to-wit:

INDEXED

A lot or parcel of land fronting 35.0 feet on the West side of U. S. 51 Highway in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as beginning at the intersection of the East right of way line of said U. S. 51 Highway with the North line of the SW $\frac{1}{4}$  of said Section 4, run thence North 23° 20' East for 7.52 chains along the East right of way line of said U. S. 51 Highway; thence running North 66° 40' West for 100.0 feet across said highway at right angles to the same to a point on the West right of way line of U. S. Highway 51; thence running North 23° 20' East along said West right of way line of U. S. 51 Highway for a distance of 125.0 feet to the point of beginning, said point being the Northeast corner of the present George Ray Srite lot; and from said point of beginning run thence North 23° 20' East for 35.0 feet along said West right of way line; thence running North 66° 40' West for 340.0 feet; thence running South 23° 20' West for 35.0 feet parallel with the West right of way line of said highway; thence running South 66° 40' East for 340.0 feet to the point of beginning, and all being situated in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi.

Grantee assumes and agrees to pay 1970 ad valorem taxes on said land.

WITNESS MY SIGNATURE, this the 30th day of November, 1970.

*George Jacob Srite*  
GEORGE JACOB SRITE

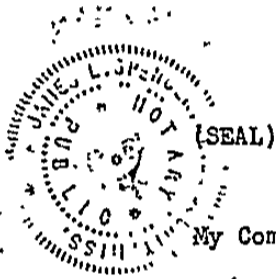
STATE OF MISSISSIPPI

COUNTY OF Linds

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named GEORGE JACOB SRITE, to me personally known, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned, and for the purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 20th day of November, 1970.

James L. Spencer  
NOTARY PUBLIC



My Commission Expires: Sept. 16, 1973

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 9:15 o'clock A.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 653 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

By Gladys Spruell, D. C.  
W. A. SIMS, Clerk

400



BOOK 120 PAGE 655  
WARRANTY DEED

NO. 3152

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, GEORGE JACOB SRITE, do hereby sell, convey and warrant unto EVELYN S. BRUNER, subject to the reservation and exception hereinafter contained, the following described land and property situated in Madison County, Mississippi, to-wit:

INDEXED

A lot or parcel of land fronting 160.0 feet on the West side of U. S. 51 Highway in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as beginning at the intersection of the East right of way line of said U. S. 51 Highway with the North line of the SW $\frac{1}{4}$  of said Section 4, run thence North 23° 20' East for 7.52 chains along the East right of way line of said U. S. 51 Highway; thence running North 66° 40' West for 100.0 feet across said highway at right angles to the same to a point on the West right of way line of U. S. Highway 51; thence running North 23° 20' East along said West right of way line of U. S. 51 Highway for a distance of 160.0 feet to the point of beginning, said point being the Northeast corner of the parcel of land conveyed by grantor herein to George Ray Srite by deed of even date herewith; and from said point of beginning run thence North 23° 20' East for 160.0 feet along said West right of way line; thence running North 66° 40' West for 340.0 feet; thence running South 23° 20' West for 160.0 feet parallel with the West right of way line of said highway; thence running South 66° 40' East for 340.0 feet to the point of beginning, and all being situated in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi.

There is excepted from this conveyance and reserved unto the grantor herein a life estate in and to the above described property with the right to the exclusive use and occupancy of said property and all benefits therefrom, for and during his natural life.

Grantee assumes and agrees to pay 1970 ad valorem taxes on said land.

WITNESS MY SIGNATURE, this the 30th day of November, 1970.

George Jacob Srite  
GEORGE JACOB SRITE

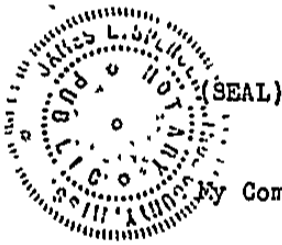
STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named GEORGE JACOB SRITE, to me personally known, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned, and for the purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 30th day of November, 1970.

James L. Spencer  
NOTARY PUBLIC



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970 at 9:15 o'clock A.M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 655 in my office.

Witness my hand and seal of office, this the 8 of December, 1970

W. A. SIMS, Clerk  
By Glades Spencer, D. C.

W. A.

BOOK 120 PAGE 657

WARRANTY DEED

INDEXED

NO. 3153

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, GEORGE JACOB SRITE do hereby sell, convey and warrant unto ADDJE GOLDSTEIN the following described land and property situated in Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 35.0 feet on the West side of U. S. 51 Highway in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as beginning at the intersection of the East right of way line of said U. S. 51 Highway with the North line of the SW $\frac{1}{4}$  of said Section 4, run thence North 23° 20' East for 7.52 chains along the East right of way line of said U. S. 51 Highway; thence running North 66° 40' West for 100.0 feet across said highway at right angles to the same to a point on the West right of way line of U. S. Highway 51, said point being the Southeast corner of the George Ray Srite lot; thence running North 23° 20' East along said West right of way line of U. S. 51 Highway for 445 feet to the Northeast corner of the Addie Goldstein lot and the point of beginning of the lot herein conveyed; and from said point of beginning run thence North 23° 20' East for 35.0 feet along said West right of way line; thence running North 66° 40' West for 340.0 feet; thence running South 23° 20' West for 35.0 feet parallel with the West right of way line of said highway; thence running South 66° 40' East for 340.0 feet to the point of beginning, and all being situated in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi.

Grantee assumes and agrees to pay 1970 ad valorem taxes on said land.

WITNESS MY SIGNATURE, this the 30th day of November, 1970.

George J. Srite  
GEORGE JACOB SRITE

STATE OF MISSISSIPPI

COUNTY OF Amite

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named GEORGE JACOB SRITE, to me personally known, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned, and for the purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 20th day of November, 1970.

James L. Feven  
NOTARY PUBLIC



My Commission Expires: Sept 16, 1973

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 9:15 o'clock A.M., and was duly recorded on the 8 day of Dec-, 1970, Book No. 120 on Page 657 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk.  
By Madys Spruce, D. C.

Wp 00

0891  
BOOK 120 PAGE 659

WARRANTY DEED

INDEXED

NO. 3454

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, GEORGE JACOB SRITE, do hereby sell, convey and warrant unto ALLENE S. PUTNAM, the following described land and property situated in Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 160 feet on the West side of U. S. 51 Highway in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as beginning at the intersection of the East right of way line of said U. S. 51 Highway with the North line of the SW $\frac{1}{4}$  of said Section 4, run thence North 23° 20' East for 7.52 chains along the East right of way line of said U. S. 51 Highway; thence running North 66° 40' West for 100.0 feet across said highway at right angles to the same to a point on the West right of way line of U. S. Highway 51, said point being the Southeast corner of the George Ray Srite lot; thence running North 23° 20' East along said West right of way line of U. S. 51 Highway for 480 feet to the Northeast corner of the parcel of land conveyed by grantor herein to Addie Goldstein by deed of even date herewith and the point of beginning of the lot herein conveyed; and from said point of beginning run thence North 23° 20' East for 160.0 feet along said West right of way line; thence running North 66° 40' West for 340.0 feet; thence running South 23° 20' West for 160.0 feet parallel with the West right of way line of said highway; thence running South 66° 40' East for 340.0 feet to the point of beginning, and all being situated in the NW $\frac{1}{4}$  of Section 4, Township 7 North, Range 2 East, Madison County, Mississippi.

Grantee assumes and agrees to pay 1970 ad valorem taxes on said land.

WITNESS MY SIGNATURE, this the 30th day of November, 1970.

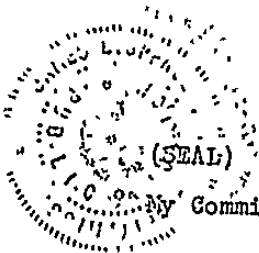
George Jacob Srite  
GEORGE JACOB SRITE

STATE OF MISSISSIPPI  
COUNTY OF Windsor

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named GEORGE JACOB SRITE, to me personally known, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned, and for the purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 30th day of November, 1970.

James L. Bowen  
NOTARY PUBLIC



My Commission Expires: Sept. 16, 1973

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 9:15 o'clock A.M., and was duly recorded on the 2 day of Dec., 1970, Book No. 120 on Page 659 in my office.

Witness my hand and seal of office, this the 8 of December, 1970

W. A. SIMS, Clerk

By Blades Aprie, D. C.

W 80

BOOK 120 PAGE 661

NO. 3155

WARRANTY DEED

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid me and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MILTON GREEN, Grantor, do hereby convey and forever warrant unto, EMANUEL GREEN, LILLIE GREEN, SALLIE GREEN, WILLIE GREEN, KATIE GREEN, ELEASE GREEN, ALLIE BELL GREEN, ELICA GREEN, ARTHUR GREEN, MOSES GREEN, LUTHUR GREEN, VIRGINIA GREEN, LUCILLE GREEN and IRA GREEN, Grantees, an undivided 14/15th interest in and to the following described property, lying and being situated in Madison County, Mississippi, to-wit:

E $\frac{1}{2}$  NE $\frac{1}{4}$  and NE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 25, Township 9, Range 3 East. Less the parcels of land heretofore conveyed by us to others, as shown by deeds duly recorded in the Chancery Clerk's Office of Madison County, Mississippi, reference to which being had will more fully appear and said deeds are made a part of this description, the same as if copied herein.

The Grantor, Milton Green, does hereby reserve unto himself a life estate in and to the property described above.

This the 2nd day of December, 1970.

Milton Green  
Milton Green

BOOK 120 PAGE 662

STATE OF MISSISSIPPI  
COUNTY OF

PERSONALLY APPEARED before me, the undersigned  
authority in and for the jurisdiction above mentioned, MILTON  
GREEN, who acknowledged to me that he did sign and deliver  
the foregoing instrument on the date and for the purposes  
therein stated.

GIVEN UNDER MY HAND and official seal on this the

2nd day of December, 1970.

*Carl R. Montgomery*  
Notary Public



MY COMMISSION EXPIRES:

May 1972

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within Instrument was filed  
for record in my office this 2 day of December, 1970, at 9:45 clock A.M.,  
and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 661  
in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk  
By Glady's L. Sims, D. C.

*M*  
*430*



WARRANTY DEED

BOOK 120 PAGE 663

NO. 3156

For and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, EDDIE GEORGE and VERLEE S. GEORGE, husband and wife, do hereby convey and warrant unto HERMAN SCHAFFERS and EVA RUTH D. SCHAFFERS, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, the following described land lying and being situated in the County of Madison, State of Mississippi, to-wit:

INDEXED

S 1/2 SE 1/4 NE 1/4 of Section 29, Township 11 North, Range 3 East, containing 20 acres more or less; LESS AND EXCEPT one-half (1/2) of all oil, gas and other minerals.

This conveyance is made subject to:

(1) Subject to Zoning Ordinance and Subdivision Regulations of Madison County, Mississippi as adopted by the Board of Supervisors of said County at the April 1964 Term thereof, recorded in Minute Book A-D at Pages 266-287.

WITNESS our signatures this 2nd day of December, 1970.

Eddie George  
Eddie George

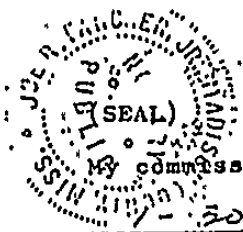
Verlee S. George  
Verlee S. George

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named EDDIE GEORGE and VERLEE S. GEORGE, husband and wife, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 2<sup>nd</sup> day of December, 1970.

John R. Lavelle, Jr.  
Notary Public



My commission expires:

12-30-72

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 10:45 o'clock A. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 663 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk

By Bladyst Simms, D. C.

BOOK 120 PAGE 664

INDEXED NO. 3158

.....PARTITION DEED.....

Whereas we are owners as tenants in common of the following described land, lying and being situated in Madison County, Mississippi, said land being described as:

1/2 of NW 1/4 of Section 12, Township 7 North, Range 2 East, and desire to partition said land; now, therefore, I March Bennett do hereby convey and quit claim to Robert L. Parker all right and title in the NW 1/4 of NW 1/4 of Section 12, Township 7 North, Range 2, East, Madison County, Mississippi, and I Robert L. Parker do hereby convey and quit claim all right, title and interest I have in and to NE 1/4 of NE 1/4 of Section 12, Township 7 North, Range 1 East, Madison County, Mississippi, to March Bennett.

Witness our signatures this the 2nd day of December, 1970.


March Bennett  
March Bennett.  
Robert L. Parker  
Robert L. Parker.

State of Mississippi:

Madison County :

Personally appeared before me the undersigned authority in and for said County and State, March Bennett, and Robert L. Parker who acknowledged that they signed and delivered the foregoing instrument on the day and year therein named.

Given under my hand and official seal this the 2nd day of December, 1970.

W. A. Sims Clerk.  
By V. R. Snyder  


STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 11:30 o'clock A.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 664 in my office.

Witness my hand and seal of office, this the 8 of December, 1970

W. A. SIMS, Clerk  
By Gladyce Spencer, D. C.

4900

WARRANTY DEED

NO 3760 11/20/70

BOOK 120 PAGE 665

FOR a valuable consideration cash in hand paid to me by Canton Builders, Inc., the receipt of which is hereby acknowledged, I, L. S. MATTHEWS, do hereby convey and warrant unto the said CANTON BUILDERS, INC., a Mississippi Corporation, the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 75.0 feet on the east side of Hargon Street in the SE 1/4 of NW 1/4, Section 20, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described as beginning at a point that is 40.0 feet east of and 483.0 feet north of the southeast corner of Lot #3 of Broome's Subdivision as shown on plat of record in Plat Book 3 at page 10 of the records of the Office of the Chancery Clerk of said Madison County, Mississippi, said point of beginning is also 498.0 feet north of and 25.0 feet east of the southwest corner of said SE 1/4 of NW 1/4, and from said point of beginning, being the southwest corner of the Robb lot on the east margin of Hargon Street, run thence easterly along the south line of the Robb and Kraft lots for 150.0 feet, thence running south parallel with the east side of Hargon Street for 75.0 feet, thence running westerly parallel with the north line of this lot for 150.0 feet to the east side of Hargon Street, thence running north along the east line of Hargon Street for 75.0 feet to the point of beginning, and all being situated in the City of Canton, Madison County, Mississippi.

This conveyance is subject to the zoning ordinances of the City of Canton, Mississippi

It is agreed and understood that the ad valorem taxes for the year 1970 on the above described property will be paid by the grantor and for the year 1971 by the grantees.

Witness my signature, this the 1st day of December, 1970.

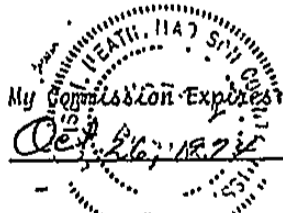
L. S. Matthews

State of Mississippi  
County of Madison

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named L. S. MATTHEWS who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as and for his act and deed.

GIVEN under my hand and seal of office, this the 1st day of December, 1970.

Lester J. Heath  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2 day of December, 1970, at 4:25 o'clock P.M., and was duly recorded on the 8 day of December, 1970, Book No. 120 on Page 665 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk

By Madeline Spawell, D. C.

MINERAL RIGHT AND ROYALTY TRANSFER (To Undivided Interest)

INDEXED

STATE OF FLORIDA COUNTY of Palm Beach that

KNOW ALL MEN BY THESE PRESENTS:

\*\*\*\*Mrs Virginia McCray Rhodes\*\*\*\*

of County of Palm Beach, State of Florida, hereinafter called grantor (whether one or more and referred to in the singular number and masculine gender), for and in consideration of the sum of TEN and no/100 Dollars \$10.00 and other good and valuable considerations, paid by \*\*\*\*Robert Jones Peets\*\*\*\*

hereinafter called grantee the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and convey unto said grantee an undivided One-Fourth interest in my One-Half (1/2 of 1/2) interest in and to all of the oil, gas and other minerals of every kind and character in, on or under that certain tract or parcel of land situated in the County of Madison, State of Mississippi, and described as follows: N. 1/2 of S.E. 1/4; and N.E. 1/4 of S.W. 1/4; and N. 1/2 of S. 1/2 of S.E. 1/4; and N. 1/2 of S.E. 1/4 of S.W. 1/4, all in Section 14, Township 8 North, Range 2 West, being 180 Acres, more or less (and further as so designated in Warranty Deed to P. F. Simpson, Grantee, dated January 16, 1952).

TO HAVE AND TO HOLD the said undivided interest in all of the said oil, gas and other minerals in, on or under said land, together with all and singular the rights and appurtenances thereto in any wise belonging, with the right of ingress and egress, and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said grantee, his heirs, successors and assigns, forever.

Grantee shall have the right at any time (but is not required) to redeem for Grantor by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Grantor, and be subrogated to the rights of the holder thereof.

This conveyance is made subject to any valid and subsisting oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from grantor to grantee; but, for the same consideration hereinabove mentioned, grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer, assign and convey unto grantee, his heirs, successors and assigns, the same undivided interest (as the undivided interest hereinabove conveyed in the oil, gas and other minerals in said land) in all the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land; to have and to hold unto grantee, his heirs, successors and assigns.

WITNESS the signature of the grantor this 14th day of October, 1970

Mrs. Virginia M. Cray Rhodes

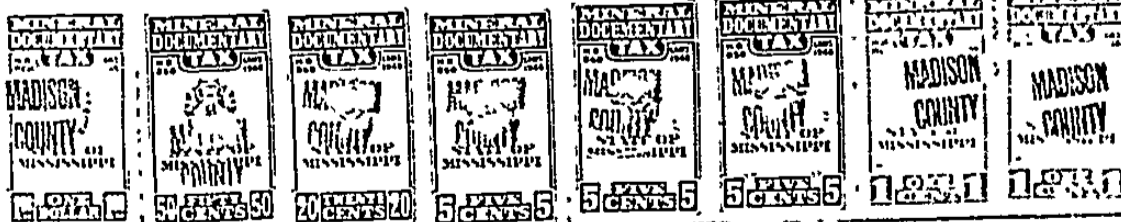
Witnesses:

Mrs. Bertha Routh

Jicia Yates

Patricia L. Yates Notary Public

My Commission Expires July 29, 1974



437

BOOK 120 PAGE 667

STATE OF FLORIDA,  
COUNTY OF Palm Beach

This day personally appeared before me, the undersigned authority in and for the above styled jurisdiction, the within named MRS.

VIRGINIA MCCRAY RHODES

who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein named as a free and voluntary act and deed.

Given under my hand and official seal, this the 7th day of October, A.D., 1970.

Patricia R. Yates  
Notary Public

My Commission Expires July 29, 1974



MINERAL RIGHT  
And Royalty Transfer

MRS. VIRGINIA MCCRAY RHODES,

GRANTOR.

TO

ROBERT JONES PEETS, GRANTEE

Filed for Record this 3rd

day of December, A.D. 1970

At 11:45 o'clock A.M.

I recorded in Bk 120 Page 664

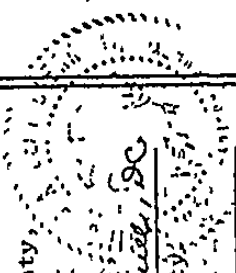
Clerk of the Chancery Court

W.A. Sims

Madison County,

Mississippi.

By W. A. Sims Deputy



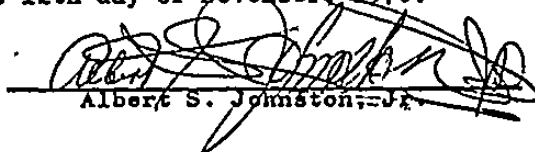
INDEXED  
11 27 70

For and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, ALBERT S. JOHNSTON, JR., do hereby convey and warrant unto E. E. SMALL an undivided one-half (1/2) interest, unto JIMMY W. RITCHIE an undivided one-third (1/3) interest and unto GEORGE H. BARRY an undivided one-sixth (1/6) interest, in and to all of my right, title, and interest in and to the following described property lying and being situated in the County of Madison, State of Mississippi, to-wit:

That certain strip of land 100 feet in width constituting the railroad main line right-of-way (now abandoned) of the Canton and Carthage Railroad Company on, over and across the W 1/2 SW 1/4 of Section 15, Township 9 North, Range 4 East, Madison County, Mississippi, containing 3 acres, more or less.

Grantor shall pay the taxes for the year 1970.

WITNESS my signature this 12th day of November, 1970.

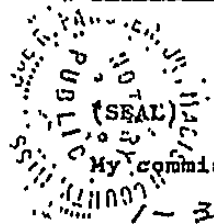
  
Albert S. Johnston, Jr.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction, the within named ALBERT S. JOHNSTON, JR., who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 18th day of November, 1970.

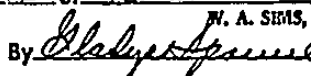
  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 3 day of December, 1970, at 1:45 o'clock P. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 668 in my office.

Witness my hand and seal of office, this the 8th of December, 1970.

By  W. A. SIMS, Clerk  
D. C.

yy 80

INDEXED

0 3465

For a valuable consideration cash in hand paid to me by Garland P. Sims, the receipt of which is hereby acknowledged, I, Creasy Woodard, do hereby convey and warrant unto the said Garland P. Sims my undivided one-half (1/2) interest in and to the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

West half (W $\frac{1}{2}$ ) of Lot 12 in Couch and Yeargains Addition to the City of Canton, Madison County, Mississippi.

It is agreed and understood that the 1970 ad valorem taxes on the above described property will be paid by the grantee.

Witness my signature, this the 3rd day of December, 1970.

Creasy Woodard  
Creasy Woodard

State of Mississippi

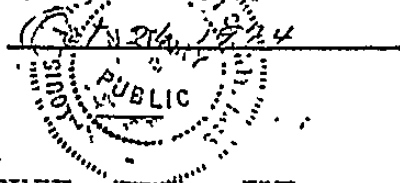
Madison County

Personally appeared before me, the undersigned authority in and for said County and State, the within named Creasy Woodard who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as and for her act and deed.

Given under my hand and seal of office, this the 3rd day of December, 1970.

Lucille J. Heath  
Notary Public

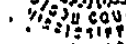
My commission expires:

Oct 24, 1974  


STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2nd day of December, 1970, at 2:30 o'clock P.M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 669 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.



By W. A. SIMS, Clerk  
Blodgett Lawrence, D. C.

INDEXED

NO: 2767

BOOK 120 PAGE 670

RIGHT-OF-WAY AND EASEMENT

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

does hereby convey and grant unto the Big Black Water District, a body politic, a right-of-way and easement over, across and under the following described property, lying and being situated in Madison County, Mississippi, to-wit:

A strip of land ten feet in width over and across land owned by the undersigned lying and being situated in the N $\frac{1}{2}$  of Section 26, Township 9 North, Range 2 East, Madison County, Mississippi.

This right-of-way and easement is for the purpose of installing, constructing, operating and maintaining a water line and appurtenances thereto, and for purposes incidental and necessary thereto. This grant will continue so long as such lines and appurtenances thereto shall be maintained, with ingress and egress from said premises, for the purpose of constructing, inspecting, repairing, maintaining, and replacing the said lines and appurtenances thereto, and for the purpose of removing the same, either in whole or in part.

For the same consideration herein received, the undersigned convey to the said District, temporary surface rights, or temporary easements, over an additional ten feet, along, adjacent and

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BOOK 120 PAGE 671

adjoining the above described ten foot easement. This additional width of ten feet is only a temporary easement to facilitate construction operations and is not to be construed, in any wise, as a permanent easement.

The District expressly agrees to repair any and all damages done to the lands of the undersigned arising out of the use and exercise of this right-of-way and easement.

This the 2nd day of December, 1970.

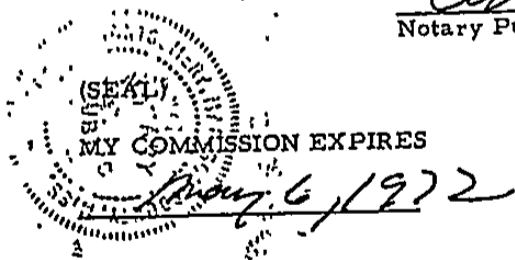
Master M. Gross

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above stated, the within named Master M. Gross, who stated and acknowledged that t(he) did sign and deliver the above and foregoing on the day and date herein stated as and for their/his own act and deed.

GIVEN UNDER MY HAND AND SEAL this the 2nd day of December, 1970.

Carl R. Montgomery  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 2nd day of December, 1970, at 2:00 o'clock P.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 670 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

By W. A. Sims, Clerk  
W. A. SIMS, Clerk  
D. C.

BOOK 120 PAGE 672

WARRANTY DEED

INDEXED

NO 3170

FOR AND IN CONSIDERATION of the sum of Ten (10.00) Dollars cash in hand paid me and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, I, H. G. RANDEL, Grantor, do hereby convey and forever warrant unto JOHN M. RANDEL, a single person, Grantee, the following described property lying and being situated in Madison County, Mississippi, to-wit:

Commencing at the southwest corner of the SE $\frac{1}{4}$  of Section 27, Township 11 North, Range 3 East, and run thence north to the northwest corner of said SE $\frac{1}{4}$ , thence east 20.04 chains, thence south 5 chains, thence east 6 chains, thence south 23.51 chains, to the south line of said SE $\frac{1}{4}$ , thence west 20.94 chains to the point of beginning.

ALSO: a right of way and easement for the purposes of ingress and egress to and from the lands located in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  and in the SE $\frac{1}{4}$  of said Section 27, over and across a tract of land in the southwest corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  described as beginning at the southwest corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 27, and run thence north 25 feet, thence traversing an arc with a radius of 25 feet to a point 25 feet east of the point of beginning, thence west to the point of beginning.

THE WARRANTY of this conveyance is subject to the following, to wit:

1. County of Madison and State of Mississippi ad valorem taxes for the year 1970, which shall be prorated as follows, to-wit: Grantor 12/12; Grantee \_\_\_\_\_.

2. The reservation and/or exceptions of interests in minerals lying in, on, or under the subject property by prior

4700

2041

BOOK 120 PAGE 678

owners and grantors.

3. The Madison County Zoning and Subdivision Regulations Ordinance of 1964, as amended, adopted on April 6, 1964, and recorded in Supervisor's Minute Book AD at page 266 in the office of the Chancery Clerk of Madison County, Mississippi.

4. This property is no part of my homestead,

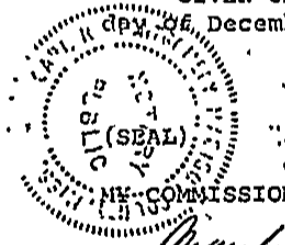
WITNESS MY SIGNATURE on this the 3rd day of December, 1970.

H. G. Randel  
H. G. Randel

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, H. G. RANDEL, who acknowledged to me that he did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal on this the 3rd day of December, 1970.



Carl L. Montgomery  
Notary Public

MY COMMISSION EXPIRES:  
May 1972

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 3 day of December, 1970, at 4:10 o'clock P. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 672 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.  
W. A. SIMS, Clerk  
By Bladys J. Powell, D. C.

INDEXED

BOOK 120 PAGE 674

NO. 3172

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, and for the assumption by the grantee herein of the indebtedness evidenced by deed of trust hereinafter described, we, the undersigned Patrick H. Gray and wife, Joan B. Gray, do hereby sell, convey and warrant unto Alfred L. DuBose the following described land and property situated in Madison County, Mississippi, to-wit:

A certain parcel of land situated in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 30, Township 7 North, Range 2 East, Ridgeland, Madison County, Mississippi; also being a part of Lot 4, Block 27, Highland Colony, a subdivision of the Town of Ridgeland; and being more particularly described by metes and bounds as follows, to-wit:

Beginning at the Southwest corner of Arnold Heights, a subdivision according to a map or plat thereof on file in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Book 4 at Page 37 thereof; run thence southerly along the East right of way line of Wheatley Street, 198.7 feet to a point; turn thence left through a deflection angle of 89 degrees 50 minutes, and leaving the said East line of Wheatley Street, run 250 feet to a point; turn thence left through a deflection angle of 90 degrees 10 minutes and run 198.85 feet to a point on the South line of the aforesaid Arnold Heights; turn thence left through a deflection angle of 89 degrees 52 minutes and run westerly along the said South line of Arnold Heights, 250 feet to the point of beginning.  
LESS AND EXCEPT a 12-foot strip off the North end thereof, which said strip is quitclaimed hereunder to the Grantee hereunder according to the terms hereof.

It is understood and agreed that this conveyance is subject to, and the grantee assumes, the outstanding balance due on that certain deed of trust covering the property described herein which is recorded in Book 374, Page 525, of the aforesaid records.

For the same considerations, grantors do also sell, transfer, assign and convey unto the grantee herein all escrow deposits for hazard insurance, taxes and any other purpose, held by the mortgagee or its assigns under the above deed of trust. Also, for the same considerations, grantors convey unto grantee all of their interest in the hazard insurance policy now in force covering the above described property.

WBO

BOOK 120 PAGE 675

This conveyance is subject to any protective covenants and easements and mineral reservations of record covering the property described herein.

WITNESS our signature on this the 27<sup>th</sup> day of November, 1970.

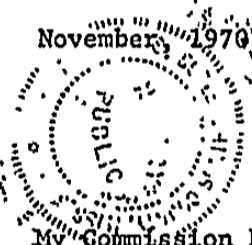
Patrick H. Gray  
PATRICK H. GRAY  
Joan B. Gray  
JOAN B. GRAY

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the county and state aforesaid, the within named Patrick H. Gray and wife, Joan B. Gray, who acknowledged that they signed and delivered the foregoing instrument for the purposes therein mentioned on the day and year therein stated.

Given under my hand and official seal this the 27<sup>th</sup> day of November, 1970.



Patricia D. Butler  
NOTARY PUBLIC

My Commission Expires: April 13-1972

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 4 day of December, 1970, at 8:30 o'clock A.M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 675 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk

By Malys' Spencer, D. C.

WARRANTY DEED

INDEXED

FOR AND IN CONSIDERATION of the Sum of Ten and No/100 Dollars (\$10 00) cash in hand paid, and other good and valuable considerations, the receipt of which is acknowledged, HINDS CONSTRUCTION CO., INC., a Mississippi corporation, acting by and through its duly authorized officer, does hereby sell, convey and warrant unto GREENBROOK HOMES, INC., a Mississippi corporation, the following described land and property situated in Madison County, Mississippi, to wit:

Lots 39, 43, 44, 45, 46, 47 and 48 Ridgeland East Subdivision Part 1, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County in Plat Book 5 at Page 30, reference to which is made in aid of this description.

There is excepted from the warranty of this conveyance all building restrictions, easements, oil and gas and other minerals, which are on file and of record in the office of the Chancery Clerk of Madison County, Mississippi.

Ad valorem taxes for the current year are to be pro-rated as of this date.

WITNESS the signature of HINDS CONSTRUCTION CO., INC. by its duly authorized officer, this the 3rd day of December 1970. HINDS CONSTRUCTION CO., INC.

BY: George C. Barker

STATE OF MISSISSIPPI  
COUNTY OF HINDS.....

PERSONALLY appeared before me the undersigned authority in and for the jurisdiction aforesaid George C. Barker who acknowledged to me that he is President of Hinds Construction Co., Inc., and that as such officer, for and on behalf of said corporation, he signed and delivered the above and foregoing instrument of writing on the day and year therein written, and that he was first duly authorized so to do.

GIVEN under my hand and official seal, this the 3rd day of December 1970.

Donna P. Porter  
NOTARY PUBLIC



My Commission expires: July 26, 1971

STATE OF MISSISSIPPI, County of Madison:

I, W.A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 4 day of December, 1970, at 8:45 o'clock A.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 676 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W.A. SIMS, Clerk  
By: W.A. Sims D. C.

4730

TRUSTEE'S DEED

WHEREAS, The United States of America, acting by and through the Administrator of the Farmers Home Administration, pursuant to Title I of the Bankhead-Jones Farm Tenant Act, as amended by the Farmers Home Administration Act of 1946 (7 U.S.C. 1001-1006), is the owner and holder of the following real estate deed(X) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Madison County, Mississippi, said deed(X) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

INDEXED

GRANTOR(S)	DATE EXECUTED	T/D BOOK	PAGE
Cleveland Thompson	December 5, 1968	365	276

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the \_\_\_\_\_ Trustee to foreclose said deed(X) of trust by advertisement and sale at public auction as required by law;

The said Trustee caused a due notice to be published in the Madison County Herald, a newspaper published in the City of Canton, said County and State, and on November 5, 1970, posted a like notice on the bulletin board of the County Courthouse in Canton, Mississippi, that certain lands hereinafter described would on November 30, 1970, be sold at public auction at the front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(X) of trust; which said notice was published in said newspaper in the issues of November 5, November 12, November 19 and November 26, 1970.

And said lands having been by said Trustee on November 30, 1970, at 11:00 o'clock A.M., in the manner prescribed in and by said deed(X) of trust, and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder therefor and having bid the sum of Ten Thousand, Four Hundred and no/100 Dollars (\$ 10,400.00), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Guy H. Leach, as \_\_\_\_\_ Trustee, do hereby convey and sell to the said United States of America, the following described land situated in Madison County, Mississippi, to-wit:

Lot 4, Block "P" Magnolia Heights Subdivision, Part 2, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County in Plat Book 5 at Page 5.

SUBJECT TO:

- (1) All oil, gas, other minerals, on or under the described property.
- (2) All easements affecting the described property for installation and maintenance of sewer lines as shown on Plat of Magnolia Heights Subdivision, Part 2, in Plat Book 5, at Page 5, thereof.
- (3) That certain right of way instrument granted to Mississippi Power and Light Co. for the construction, maintenance, and operation of an

BOOK 120 OF 678

Page 2  
(Form. GGC-95A)

- electric circuit, dated January 1, 1950, recorded in Book 46, Page 169 of the Chancery Records of Madison County, Mississippi.
- (4) The conditions and reservations contained in a certain deed dated January 30, 1950, and recorded in Book 45, Page 348, and that correction deed recorded in Book 46, Pages 114, 115, of the Chancery Records of Madison County, Mississippi.
  - (5) That certain lien of Persimmon-Burnt Corn Water Management District, under a Chancery Decree filed March 26, 1962, recorded in minute book 37, Page 524 of the Chancery Records of Madison County, Mississippi.
  - (6) That certain right of way to Southern Bell evidenced by instrument dated October 31, 1966 and recorded in Book 104, Page 79 of the Chancery Records of Madison County, Mississippi, said right of way for the construction, operation and maintenance of an underground telephone cable.
  - (7) State and County ad valorem taxes for 1968, and assessment of Persimmon-Burnt Corn Water Management District for 1968.
  - (8) The Madison County Zoning and Subdivision Ordinance of 1964, adopted April 6, 1964, recorded in Supervisor's Minute Book AD at Page 26.
  - (9) Any and all matters which an accurate survey or inspection of the premises might reveal.

4780



BOOK 120 PAGE 679

being the same property described in said deed (A) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the 30 day of November, 1970.

Guy H. Loach TRUSTEE

Duly authorized to act in the premises by instrument dated December 5, 1968, and recorded in Book 365, Page 276, of the records of the aforesaid County and State.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI )  
COUNTY OF MADISON ) SS:

Personally appeared before me, W. A. Sims, a Notary Public, in and for the County and State aforesaid, Guy H. Loach, Trustee, who acknowledged that he signed and delivered the foregoing Trustee's Deed on the day and year therein mentioned.

Given under my hand this 30th day of November, 1970.

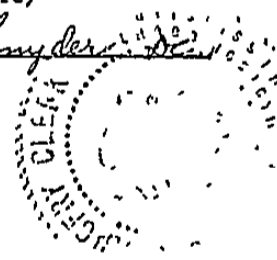
(S E A L)

My Commission Expires:

1-1-72

W. A. Sims Chau Clerk  
(Signature)

by V. R. Snyder  
(Title)



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 4 day of December, 1970, at 4:00 o'clock P. M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 677 in my office.

Witness my hand and seal of office, this 8 of December, 1970.

W. A. SIMS, Clerk  
By Gladys Howell, D. C.

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

State of Mississippi )  
                                  )SS:  
County of Madison )

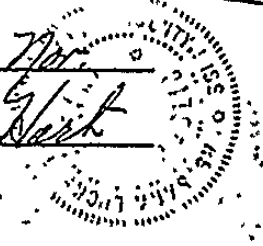
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, Ray S. Helms, publisher of the Madison County Herald, a newspaper published in the City of Canton, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for 4 consecutive weeks, to-wit:

In Vol. 78, No. 45, dated November 5, 1970  
In Vol. 78, No. 46, dated November 12, 1970  
In Vol. 78, No. 47, dated November 19, 1970  
In Vol. 78, No. 48, dated November 26, 1970

Ray S. Helms  
Publisher

Subscribed and sworn to before me this 27 day of Nov, 1970.

Samuel R. Galt  
Notary Public



My Commission Expires: Sept. 29, 1973

State of Mississippi )  
                                  )SS:  
County of Madison )

Guy H. Leach, being first duly sworn on oath deposes and says that he is the County Supervisor in the Madison County Office of the Farmers Home Administration, United States Department of Agriculture; that on the 5th day of November 1970, as Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Canton, Mississippi.

Guy H. Leach

Subscribed and sworn to before me this 30th day of November 1970.

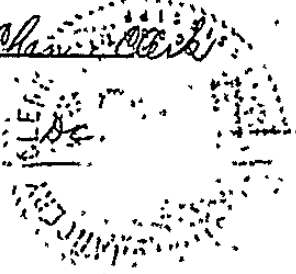
(S E A L)

W. A. Bonnell, Chairman  
Notary Public

My Commission Expires:

1-1-72

W. A. Bonnell



480

024

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the Administrator of the Farmers Home Administration, pursuant to Title I of the Bankhead-Jones Farm Tenant Act, as amended by the Farmers Home Administration Act of 1946 (7 U.S.C. 1001-1006), is the owner and holder of the following real estate deed of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Madison County, Mississippi, said deed of trust being duly recorded in the office of the Chancery Clerk in and for said County and State

GRANTOR(S), Cleveland Thompson; DATE EXECUTED, December 5, 1968, TRUST DEED BOOK, 365; PAGE 276

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Trustee, to foreclose said deed of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed of trust and in accordance with the statutes made and provided therefor, the said deed of trust will be foreclosed and the property covered thereby and, hereinafter described will be sold at public auction, to the highest bidder for cash at the front door of the county courthouse in the town of Canton, Mississippi, in the aforesaid County at 11:00 o'clock A.M. on the 30th day of November, 1970, to satisfy the indebtedness now due under and secured by said deed of trust.

The premises to be sold are described as:

Lot 4, Block "F" Magnolia Heights Subdivision, Part 2, according to a map or plat thereon on file and of record in the office of the Chancery Clerk of Madison County in Plat Book 5 at Page 5

SUBJECT TO.

(1) All oil, gas, other minerals, in or under the described property.

(2) All easements affecting the described property for installation and maintenance of sewer lines as shown on Plat of Magnolia Heights Subdivision, Part 2, in Plat Book 5, at Page 5, thereof

State of Mississippi )  
County of Madison ) SS:

Guy H. Leach, being first duly sworn on oath, deposes and says that he is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that as Trustee, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to-wit:

At the hour of 11:00 o'clock in the afternoon on the 30th day of November 19 70, at the front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by United States of America for the sum of \$ 10,400.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

*Guy H. Leach*

Subscribed and sworn to before me this 30 day of November 19 70.

(S E A L)

*W. A. Sims, Chancery Clerk*  
Notary Public  
*by O. R. Sanders, Secy*

My Commission Expires:

*1-1-72*

(3) That certain right of way instrument granted to Mississippi Power and Light Co for the construction, maintenance, and operation of an electric circuit, dated January 1, 1950, recorded in Book 46, Page 169 of the Chancery Records of Madison County, Mississippi.

(4) The conditions and reservations contained in a certain deed dated January 30, 1950, and recorded in Book 45, Page 348, and that correction deed recorded in Book 46, Pages 114, 115 of the Chancery Records of Madison County, Mississippi.

(5) That certain lien of Persimmon Burnt Corn Water Management District under a Chancery Decree filed March 26, 1962, recorded in minute book 37, Page 524 of the Chancery Records of Madison County, Mississippi

(6) That certain right of way to Southern Bell evidenced by instrument dated October 31, 1956 and recorded in Book 104, Page 79 of the Chancery Records of Madison County, Mississippi, said right of way for the construction, operation and maintenance of an underground telephone cable

(7) State and County ad valorem taxes for 1968, and assessment of Persimmon - Burnt Corn Water Management District for 1968

(8) The County Ordinance and Subdivision Ordinance adopted April 6 1964 recorded in Supervisor's Minute Book AD at Page 26

(9) Any and all matters where an accurate survey or inspection of the premises might reveal

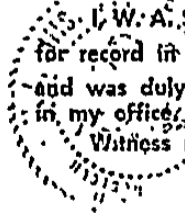
Guy H. Leach, Trustee  
Duly authorized to act in the premises by instrument dated December 5 1968, and recorded in Book 365, Page 276, of the records of the aforesaid County State

Nov 5, 12, 19 26

STATE OF MISSISSIPPI, County of Madison-

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 4 day of December, 1970, at 4:00 o'clock P. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 682

Witness my hand and seal of office, this the 8 of December, 1970.



*W. A. Sims, Clerk*  
*By Gladys [Signature]*, D. C.

BOOK 120 Page 682

INDEXED

WARRANTY DEED

BOOK 120 PAGE 682

NO. 3119

For a valuable consideration not necessary here to mention, the receipt and sufficiency of which are hereby acknowledged, I, CARROLL RICKS LEE, do hereby convey and warrant unto EDWARD JACKSON, subject to the terms and provisions hereof, that real estate situated in Madison County, Mississippi, described as follows:

A parcel of land lying north of Mississippi Highway No. 22, said highway being an extension of West Fulton Street of the City of Canton, Mississippi, and which parcel is more particularly described as:

BEGINNING at the southwest corner of that lot or parcel of land conveyed by Carroll Ricks Lee to Edward Jackson by deed dated December 5th, 1967, recorded in Land Record Book 109 at Page 400 thereof in the Chancery Clerk's Office for said county, reference to said record being here made in aid of and as a part of this description (said point of beginning being a point on the north right of way line of Mississippi Highway No. 22 that is 229 feet west along said right of way line from its intersection with the west line of Second Firebaugh Avenue), and from said point of beginning run north along the west line of that property conveyed Edward Jackson by deed recorded in Land Record Book 109 at Page 400 thereof, as aforesaid, a distance of 150 feet to a stake, thence run westerly parallel to the north line of Mississippi Highway No. 22 a distance of 50 feet to a stake, thence run southerly a distance of 150 feet to a point on the north line of said Mississippi Highway No. 22 that is 50 feet westerly along the north line of said highway from the point of beginning, thence run easterly along the north line of said highway a distance of 50 feet to the point of beginning. By the foregoing description it is grantor's intention to describe and convey a lot or parcel of land lying west of the corporate limits of the City of Canton, Mississippi, situated in the E $\frac{1}{2}$  of W $\frac{1}{2}$  of Section 24, Township 9 North, Range 2 East, Madison County, Mississippi, which fronts 50 feet on the north side of Mississippi Highway No. 22 and extends back north between parallel lines a distance of 150 feet and which lies west of and adjacent to west line of that property conveyed to the said Edward Jackson by deed recorded in Land Record Book 109 at Page 400, as aforesaid.

This conveyance is executed subject to:

- (1) Zoning and Subdivision Regulation Ordinances of Madison County, Mississippi.
- (2) Ad valorem taxes for the year 1970 which grantor covenants and agrees to pay when due.
- (3) Existing easements and/or servitudes, if any, now of record.

W B O

BOOK 120 PAGE 683

The above described property is no part of grantor's homestead.

WITNESS my signature this 6th day of November, 1970.

Carroll Ricks Lee  
Carroll Ricks Lee

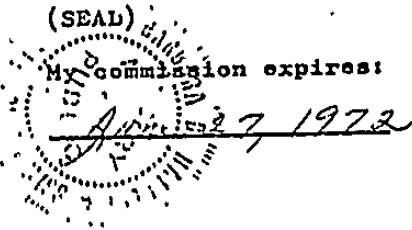
STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the aforementioned jurisdiction; the within named CARROLL RICKS LEE who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this 9th day of November, 1970.

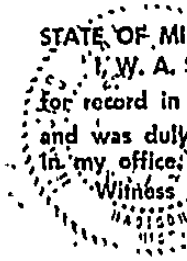
Dorcas A. Hallust  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 5 day of December, 1970, at 8:35 o'clock A.M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 682 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.



W. A. SIMS, Clerk  
By W. A. Sims, D. C.

For and in consideration of Ten and No/100 (\$10.00) Dollars, cash in hand paid me, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Charles Priestley Flournoy, a widower, do hereby sell, convey and warrant unto Ned B. Farish and wife, Katherine B. Farish, the following described property located and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Tract No. 1: Commencing at a point on the north margin of Academy Street 77 feet east from the point where said north margin of Academy Street intersects the east margin of a street or lane running north and south and known as Priestley Street and run east along the north side of Academy Street 83 feet to Norris Walker's ( now Lucille B. Gilbert's) west line, thence north along said Walker's west line 200 feet, thence west 83 feet to a point which is the northeast corner of the lot owned by Elise M. Priestley, et al, thence south 200 feet along the east line of the said Elise M. Priestley lot to the point of beginning on the north side of Academy Street;

I do hereby convey that same certain property deeded to J. F. Flournoy, Jr., on March 31, 1908, by C. S. Priestley, which deed is recorded in Book RRR, page 146 of the records in the office of the Chancery Clerk of Madison County, Mississippi.

Tract No. 2: Commencing at a point at the intersection of the north line of East Academy Street with the west margin of Priestley Street and running thence west along the north margin of East Academy Street 86 feet to the east line of the property conveyed to Lloyd Pace Musselwhite on January 14, 1942, by Elise Mosby Priestley, which deed is recorded in Book 22, page 163, of the records in the office of the Chancery Clerk of Madison County, Mississippi, and run north along the east line of the said Musselwhite lot and the extension thereof 200 feet to a stake, thence east 86 feet to the west margin of the said Priestley Street thence run south along the west margin of Priestley Street to the point of beginning;

I do hereby convey the first described lot on that deed dated May 11, 1935, executed by Leila Priestley Flournoy to James D. Priestley, as recorded in Book 9, page 402 of the records in the office of the Chancery Clerk of Madison County, Mississippi.

While not subject to the warranty hereof, and for the consideration aforesaid, I do hereby convey to the grantees named herein all rights owned by me in and to that certain 10 feet alley adjacent to the north line of Lot No. 2 aforesaid as specifically described in that deed dated March 1, 1920, recorded in Book YYY, page 486 of the records in the office of the Chancery Clerk of Madison County, Mississippi, executed by C. S. Priestley and wife, Rosa Priestley, to Robert C. Smith and wife, Mrs. Clara A. Smith, and also in that deed in Book YYY, page 485 of the aforesaid records, executed by Dr. C. S. Priestley and wife,

1130

Rosa Priestley, to David M. Priestley. 685

I do attest that I am the sole surviving heir-at-law of J. F. Lournoy, Jr., who died intestate on September 17, 1937, and the sole surviving heir-at-law of Leila Priestley Flournoy, who died intestate on February 28, 1956.

This conveyance is made subject to any and all rights-of-way and easements for public utilities and subject, further, to the zoning ordinances of the City of Canton, Madison County, Mississippi.

None of the above described lands constitutes any part of the Grantors homestead.

Signed by me this the 9 day of November, 1970.

Charles Priestley Flournoy
Charles Priestley Flournoy

STATE OF LOUISIANA

PARISH OF Orleans

This day personally appeared before me, the undersigned authority, in and for the State and Parish aforesaid, the within named Charles Priestley Flournoy who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal, this the 10th day of November, 1970.

Fred J. L...
NOTARY PUBLIC

MY Commission Expires:

at death



STATE OF MISSISSIPPI, County of Madison:

J. W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 5 day of December, 1970, at 9:40 o'clock A.M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 684 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

WPA. SIMS, Clerk
By Gladys L... D C.

NO 3120

For a valuable consideration cash in hand paid to us by McKinley Lockett and Bessie Lockett, the receipt of which is hereby acknowledged, we, Leroy Lockett and wife, Doris Lockett, do hereby convey and warrant unto the said McKinley Lockett and Bessie Lockett our undivided one-third (1/3) interest in and to the following described property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

INDEXED

A lot or parcel of land fronting 52.5 feet on the east side of Owens Street and being all of Lot 9 and 2.5 feet evenly off the north end of Lot 8, Block "A", Washington Subdivision, Canton, Madison County, Mississippi.

This conveyance is subject to the following:

1. A reservation of all oil, gas and other minerals which were reserved by former owners.
2. Zoning ordinances of the City of Canton, Mississippi.

It is agreed and understood that the ad valorem taxes for the year 1970 will be paid by the grantees.

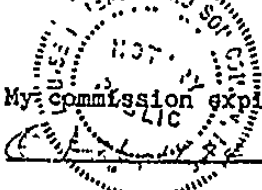
Witness our signatures, this the 5 day of December, 1970.

Leroy Lockett  
Leroy Lockett  
Doris Lockett  
Doris Lockett

State of Mississippi  
Madison County

Personally appeared before me, the undersigned authority in and for said county and state, the within named Leroy Lockett and Doris Lockett who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as and for their act and deed.

Given under my hand and seal of office, this the 5th day of December, 1970.

My commission expires: \_\_\_\_\_  


Laura J. Heath  
Notary Public

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 5 day of December, 1970, at 11:15 o'clock A. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 686 in my office.

Witness my hand and seal of office, this the 8 of December, 1970

W. A. SIMS, Clerk  
By Bladys Spruell, D. C.

W 8



BOOK 120 - 687  
WARRANTY DEED

INDEXED

In consideration of Six Hundred and no/100 (\$600.00) Dollars cash in hand paid to me by Charlie Davis, the receipt of which is hereby acknowledged, I, Mose Ed Davis, Jr., do hereby convey and warrant unto the said Charlie Davis my undivided 6/40 interest in and to the following described property lying and being situated in Madison County, Mississippi, to-wit:

E $\frac{1}{2}$  of SW $\frac{1}{4}$  less 14 $\frac{1}{2}$  acres off north end and less 55 $\frac{1}{2}$  acres off the south end, and the SE $\frac{1}{4}$  less 29 acres off north end and less 111 acres off the south end, Section 28, and the W $\frac{1}{2}$  of SW $\frac{1}{4}$  less 14 $\frac{1}{2}$  acres off the north end and less 55 $\frac{1}{2}$  acres off south end, Section 27; all in Township 10 North, Range 4 East. I intend to convey and do hereby convey the entire interest which I received under the will of my father, Mose Ed Davis, whether properly described or not.

I warrant that the above described property is no part of my homestead as my homestead is in Tuscaloosa, Alabama.

The warranty herein does not extend to the oil, gas and other minerals.

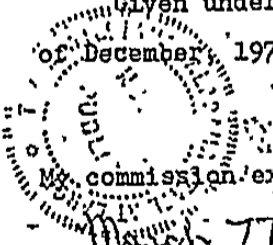
Witness my signature, this the 1st day of December, 1970.

Mose Ed Davis, Jr.  
Mose Ed Davis, Jr.

State of Alabama  
County of Tuscaloosa  
City of Tuscaloosa

Personally appeared before me, the undersigned authority in and for said City, County and State, the within named Mose Ed Davis, Jr. who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as and for his act and deed.

Given under my hand and seal of office, this the 3 day of December, 1970.



Tom W. Willard  
Notary Public

STATE OF MISSISSIPPI, County of Madison:

W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 7th day of December, 1970, at 8:30 o'clock P.M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 687 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.  
By W. A. Sims, Clerk  
W. A. Sims, D. C.

WARRANTY DEED

INDEXED

FOR A VALUABLE CONSIDERATION cash in hand paid, the receipt of which is hereby acknowledged, I, JAMES STEWART, do hereby convey and warrant unto WILLIE EARL NIXON and LAURA LEE NIXON, husband and wife, with right of survivorship and not as tenants in common the following described real property lying and being situated in Madison County, Mississippi, to-wit:

A tract or parcel of land fronting 3.10 chains on the north side of public road in the southwest corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 15, Township 11 North, Range 3 East, Madison County, Mississippi, and being more particularly described as beginning at a point that is 0.65 chains north of the southwest corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , said point of beginning being the southwest corner of the tract being described and is 0.45 chains measured at right angles to the center line of said public road, and from said point of beginning run thence east for 3.10 chains along the north side of public road 0.45 chains from and parallel to said center of public road, thence running north for 3.20 chains, thence running west for 3.10 chains, thence running south for 3.20 chains to the point of beginning, and containing in all 1.0 acres more or less, and all being situated in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 15, Township 11 North, Range 3 East, Madison County, Mississippi.

The above described land no part of the homestead of the grantor herein.

Grantor agrees to pay the 1970 ad valorem taxes.

WITNESS my signature, this the \_\_\_ day of December, 1970.

James G. Stewart  
JAMES STEWART  
Clara W. Stewart

STATE OF MISSISSIPPI  
MADISON COUNTY

PERSONALLY appeared before me, the undersigned authority in and for said county and state the within named JAMES STEWART who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned and for his act and deed.

GIVEN under my hand and seal of office, this the 4th day of December,



Clifton S. Stewart  
NOTARY PUBLIC

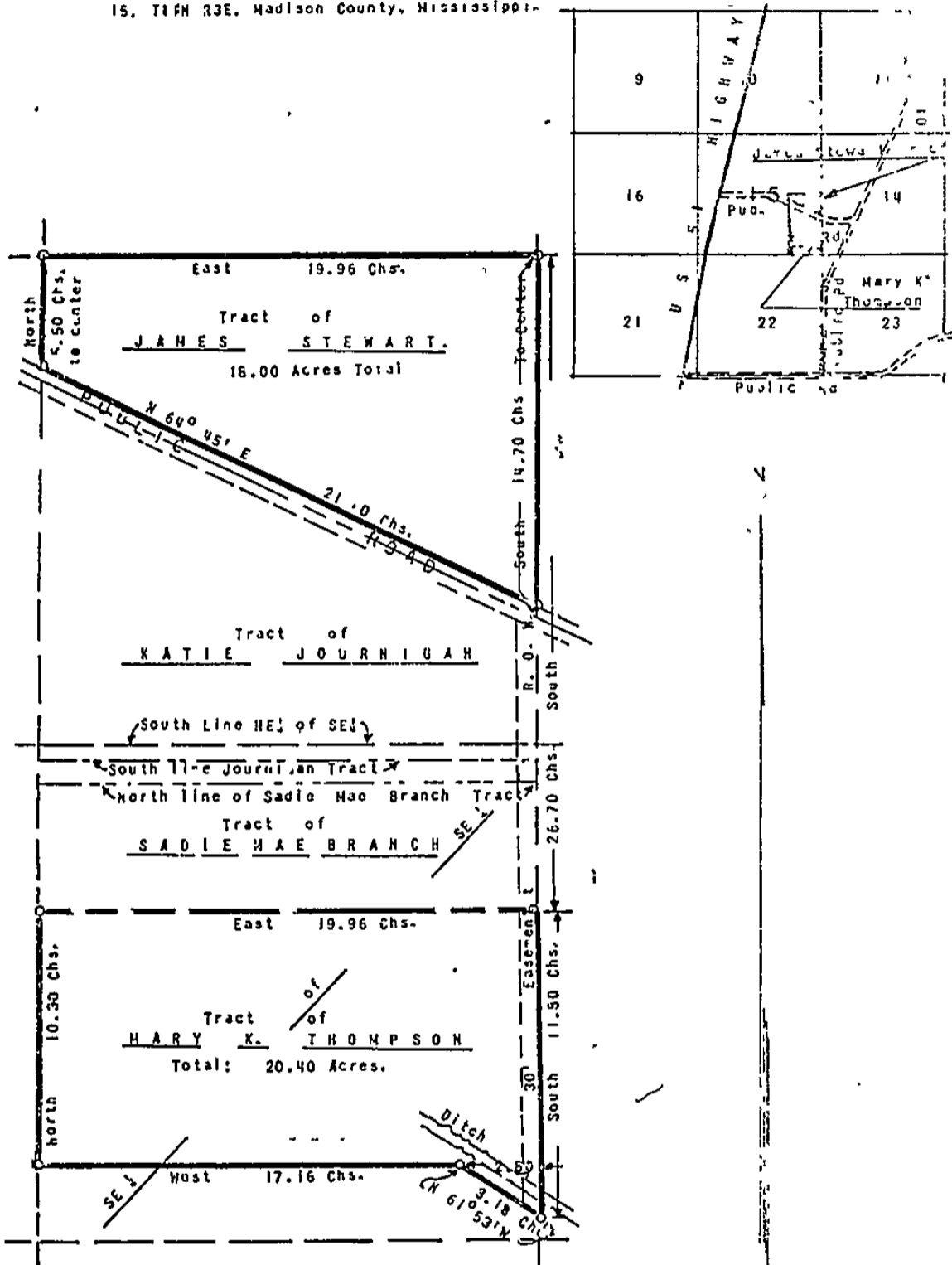
480

A Plat of Property of  
**JAMES STEWART**

BOOK **120** PAGE **688**

being as shown a tract of land  
 situated in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  Section  
 15, T18N R3E, Madison County, Mississippi.

T 18 N R 3 E



M. H. JAMES JR.,  
 Canton, Mississippi.

Scale = 1" = 500 Chs  
 20 November 1970

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed  
 for record in my office this 7 day of December, 1970, at 9:35 o'clock A.M.,  
 and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 688  
 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk

By Glenn L. Sims D. C.

NO. 3193

BOOK 120 PAGE 690

INDEXED

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid me and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, E. D. MANSELL, Grantor, do hereby remise, release, convey and forever quit claim unto FRED M. HARRELL, Grantee, all of my estate, right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to-wit:

All of the East Half (E $\frac{1}{2}$ ) of the Northwest One-Quarter (NW $\frac{1}{4}$ ) of Section 34, Township 11 North, Range 5 East, which lies south of the creek running east and west through said East Half of NW $\frac{1}{4}$ . All being situated in Madison County, Mississippi.

WITNESS MY SIGNATURE on this the 7<sup>th</sup> day of December, 1970.

E. D. Mansell  
E. D. Mansell

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, E. D. MANSELL, who acknowledged to me that he did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal on this the 7<sup>th</sup> day of December, 1970.

W. A. Sims, Clerk  
Notary Public  
W. A. Sims

(SEAL)  
MY COMMISSION EXPIRES:

1-1-73

STATE OF MISSISSIPPI, County of Madison.

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 7<sup>th</sup> day of December, 1970, at 10:30 clock A. M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 690 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk  
By W. A. Sims, D. C.

4730

BOOK 120 PAGE 631

NO. 31.04

CORRECTION DEED

INDEXED

WHEREAS, by deed dated February 20th, 1961, and recorded in Book 80 at Page 214 in the office of the Chancery Clerk of Madison County, Mississippi, and

WHEREAS, there was a mistake in the description of the property conveyed therein and the parties thereto are desirous of correcting said mistake.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid us and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, DAVID WALTON and wife, THELMA LEE WALTON do hereby convey and warrant unto WARNER STEWART the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

Lot 8 of Blanche Lowe Subdivision according to plat of record in Plat Book 3 on Page 72 in the Chancery Clerk's office for Madison County, Mississippi, being a lot 70 feet x 140 feet fronting 70 feet on the East side of Lowe Street.

WITNESS OUR SIGNATURES on this the 21 day of

November, 1970.

David Walton  
David Walton

Thelma Lee Walton  
Thelma Lee Walton

BOOK 120 PAGE 692

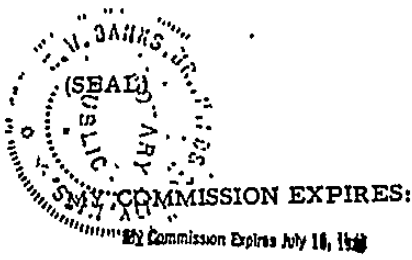
STATE OF MISSISSIPPI

COUNTY OF Hinds

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, DAVID WALTON and THELMA LEE WALTON, who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal on this the 21 day of Nov., 1970.

Wesley Bailey Jr  
Notary Public



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 7 day of December, 1970, at 10:40 clock A M., and was duly recorded on the 8 day of Dec., 1970, Book No. 120 on Page 691 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

W. A. SIMS, Clerk

By Wesley Bailey Jr, D. C.

7730

WARRANTY DEED

NO. 3215

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid us and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, ANNIE RUTH RICHARDSON and WARNER STEWART, Grantors, do hereby convey and forever warrant unto L. J. WALL and wife, MABLE WALL, Grantees as joint tenants with full right of survivorship and not as tenants in common, the following described real property lying and being situated in the County of Madison, State of Mississippi, to-wit:

Lot 8 of Blanche Lowe Subdivision according to plat of record in Plat Book 3 on Page 72 in the Chancery Clerk's Office for Madison County, Mississippi, being a lot 70 feet x 140 feet fronting 70 feet on the East side of Lowe Street.

WITNESS OUR SIGNATURES on this the 19TH day of NOVEMBER, 1970.

Annie Ruth Richardson
Annie Ruth Richardson

Warner Stewart
Warner Stewart

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction above mentioned, Annie Ruth Richardson and Warner Stewart who acknowledged to me that they did sign and deliver the foregoing instrument on the date and for the purposes therein stated.

Given under my hand and official seal on this the 19th day of NOVEMBER, 1970.

(Seal)

[Signature]
Notary Public

My Commission Expires:

My Commission Expires Sept. 20, 1971

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 7 day of December, 1970, at 10:45 o'clock A.M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 693 in my office.

Witness my hand and seal of office, this the 8 of December, 1970

W. A. SIMS, Clerk

By [Signature], D. C.

BOOK 120 PAGE 694

NO. 3197

WARRANTY DEED

NO. 249

FOR AND IN CONSIDERATION of the sum of One hundred seventy-two and no/100 DOLLARS (\$ 172.00),

the receipt and sufficiency of which is hereby acknowledged, THE CITY OF CANTON, MISSISSIPPI, does hereby convey and forever warrant unto Mrs. C. A. Mitchell

the following described land lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot 78 of Block H of the addition to the Canton Cemetery, according to the map or plat thereof on file in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Book 4 at pages 22, 23, and 24.

This conveyance is made under authority of an ordinance of the Mayor and Board of Aldermen of the City of Canton record ed in Minuto Book 17 at page 64, in the office of the Clerk of said City, and this conveyance and the Warranty herein contained is subject to the provisions of said ordinance, the provisions and terms of which are incorporated and made a part hereof by reference

IN WITNESS whereof the City of Canton has caused its signature to be subscribed and its official seal affixed hereto on the 19th day of November, 1970

(SEAL)

CITY OF CANTON, MISSISSIPPI

BY: Nanda A. Coy Clerk  
Deputy

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me the undersigned authority in and for the jurisdiction above mentioned, George L. Cobb, personally known to me to be the Clerk of the City of Canton, Mississippi, who acknowledged that she signed, affixed the seal of said City thereto, and delivered the foregoing deed on the date therein stated, as and for the act and deed of said City, being first duly authorized so to do

GIVEN UNDER my hand and official seal this the 19th day of November, 1970

(SEAL)



Jay Lynch  
Notary Public

My Commission Expires April 7, 1974

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 7 day of December, 1970, at 11:00 o'clock A. M., and was duly recorded on the 8 day of Dec, 1970, Book No. 120 on Page 694 in my office.

Witness my hand and seal of office, this the 8 of December, 1970.

By W. A. Sims, Clerk.  
W. A. Sims, D. C.

YP 30



BOOK 120 PAGE 695  
WARRANTY DEED

INDEXED

NO 2200

STATE OF MISSISSIPPI,  
MADISON COUNTY.

For and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned WILLIAMSBURG HOMES, INC., a Mississippi Corporation, do hereby sell, convey and warrent unto Lawrence W. Tabb the following described land and property situated in Ridgeland, Madison County, Mississippi, and more particularly described as follows, to-wit:

Lot 20, Block 47 in Ridgeland as shown on map in office of the Chancery Clerk of Madison County in Canton, Miss..

The grantors herein agree to pay the advaloren taxes on the above described property for the year 1970.

WITNESS MY SIGNATURE, this 28 day of November, 1970.

WILLIAMSBURG HOMES INC.,

BY Brent Johnston, Pres.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Before me the undersigned authority within and for the above jurisdiction, this day personally appeared Brent L. Johnston for WILLIAMSBURG HOMES INC., a Mississippi Corporation, who acknowledged that he signed, executed and delivered the above instrument on the day and year therein written.

WITNESS MY SIGNATURE AND OFFICIAL SEAL this 28<sup>th</sup> day of November 1970.

Paul D. Maloney  
Notary Public

MY COMMISSION EXPIRES, My Commission Expires Dec. 10, 1972



STATE OF MISSISSIPPI, County of Madison

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of December, 1970, at 8:30 o'clock A. M., and was duly recorded on the 15 day of Dec, 1970, Book No. 120 on Page 695 in my office.

Witness my hand and seal of office, this the 15 of December, 1970.

By W. A. Sims, Clerk  
D. C.

CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE

NO. 3201

This contract entered into by and between RICHARD K. MACNEALY and wife, SHIRLEY A. MACNEALY, hereinafter jointly and severally referred to as "MACNEALY"; and JOHN L. COYLE and wife, KEAVENY M. COYLE, hereinafter jointly and severally referred to as "COYLE"; for and in consideration of the mutual covenants herein contained, MacNealy hereby contracts and agrees to sell, and Coyle hereby contracts and agrees to purchase the hereinafter described property on the terms and conditions herein contained, WITNESSETH:

INDEXED

1. The property to be conveyed is a lot or parcel of land comprising approximately 0.8 acres located in the NW 1/4 of the NE 1/4 of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi, as more particularly described on Exhibit "A" attached hereto and made a part hereof as if copied herein in words and figures; in addition thereto there is attached hereto a true copy of a map or a plat of the said property.

The conveyance of said property shall be by general warranty deed, subject only to those certain protective covenants attached hereto and made a part hereof as Exhibit "B"; and further subject to the ordinances of Madison County, Mississippi and also subject to the reservation of an undivided one-half (1/2) interest in oil, gas and other minerals under the subject property, heretofore reserved by MacNealy's predecessors in title.

2. Coyle shall pay MacNealy as a total purchase price for the above described property the sum of Forty-four Thousand and No/100 (\$44,000.00) Dollars, payable as follows:

- A. Cash, Nineteen Thousand (\$19,000.00) Dollars
- B. Balance payable as follows: Coyle will execute a promissory note in the amount of \$25,000.00 in favor of MacNealy, or order, bearing interest annually on the unpaid balance in the amount of 7-1/2% per annum, said principal indebtedness and interest being amortized and payable over a period of twenty (20) years in equal monthly installments; Coyle may prepay said note at any time, without penalty.

Coyle has deposited with John Fox, III the sum of One Thousand (\$1,000.00) Dollars as earnest money. If the title is merchantable, this deposit is to apply on the cash payment. If title is not merchantable, John Fox is to return to Coyle

WFO

BOOK 120 CASE 697

the said earnest money. If the title is found to be merchantable and Coyle fails to carry out and perform the terms of this agreement, Coyle shall forfeit the said earnest money as liquidated damages for such failure or refusal.

3. All ad valorem taxes for the year 1970 are to be paid by MacNealy; all ad valorem taxes for the year 1971 and subsequent years are to be paid by Coyle. MacNealy will duly secure homestead exemption for said property for the year 1971.

4. MacNealy will carry, at the sole expense of MacNealy, fire and extended coverage insurance on the improvements located on the above described property in the minimum amount of ~~Thirty Thousand (\$30,000.00) Dollars~~ <sup>Thirty Thousand (\$30,000.00) Dollars</sup> until January 25, 1971; and the warranty deed to be executed by MacNealy in favor of Coyle, MacNealy will convey unto Coyle all of MacNealy's interest in fire and extended coverage insurance (if any) in force and effect on the above described property and improvements located thereon. Subsequent to the January 25, 1971, Coyle shall secure at Coyle's expense such fire and extended coverage insurance as Coyle may deem necessary or desirable, provided however the limits of such insurance shall not be less than the unpaid portion of the purchase price owing by Coyle to MacNealy as evidenced by the promissory note hereinabove provided, and said policy shall include a "loss payable" clause in such amount in favor of MacNealy. See Addenda #1

5. MacNealy is to provide at MacNealy's expense a certificate of title from an attorney approved by Mississippi Valley Title Insurance Company, such certificate to be furnished to Coyle on or before December 28, 1970. Said certificate of title must establish a good and valid feasible title as being vested in MacNealy subject only to those exceptions hereinafter specifically provided, and shall be in such form as to permit Coyle to obtain an owner's title policy from Mississippi Valley Title Insurance Company, subject only to the following exceptions: (1) Those certain protective covenants as set forth on Exhibit "B" hereto; (2) Ordinances of Madison County, Mississippi, (3) An undivided one-half (1/2) interest in oil, gas and other minerals in and under the above described property, reserved by MacNealy's predecessors in title.

6. All special assessments against the property to be conveyed shall be paid in full by MacNealy.

7. Possession of the above described property is to be delivered by MacNealy to Coyle on or before January 25, 1971.

8. The realtor's commission, if any, shall be payable by MacNealy.  
9. For the purchase price hereinabove provided, MacNealy contracts and agrees to convey unto Coyle, in addition to those properties hereinabove described, the following:

- A. All draperies and carpeting now located or installed in the residence dwelling located on the above described property as of the date hereof.
- B. Those certain fixtures located outside the front door of the residence located on the above described property, including but not limited to the pond, statuary and other ornamental objects.
- C. All appliances (including but not limited to air conditioning and heating) installed in said residence dwelling which MacNealy warrants to be in good operating condition (subject to verification two days before closing date).
- D. All stereo wiring now in place, a TV booster and aerial, awning over patio, NuTone Food Center, Inter-Com System, fire place screen, grate and accessories, and peg-board dividers in bedroom.
- E. Any and all easements running with the properties herein conveyed.
- F. All of MacNealy's interest in the maintenance fee heretofore deposited with Natchez Trace Village Board of Governors according to the protective covenants aforesaid.
- G. All of MacNealy's membership, rights and privileges held in the community club and swimming pool of Natchez Trace Village.

10. The subject sale will be consummated within twelve (12) days after the date an attorney's certificate of title shall be delivered by MacNealy to Coyle as hereinabove provided, provided however, said sale will not be consummated prior to January 15<sup>th</sup>, 1971.

11. In addition to MacNealy providing the attorney's certificate of title as hereinabove set forth, MacNealy also will provide at MacNealy's expense a general warranty deed in accordance with the provisions hereof, the promissory note and deed of trust to be executed by Coyle in favor of MacNealy, all as hereinabove provided.

WITNESS OUR SIGNATURES this the 2nd day of December, 1970.

Richard K. MacNealy  
Richard K. MacNealy, Seller

Shirley A. MacNealy  
Shirley A. MacNealy, Seller

John L. Coyle  
John L. Coyle, Purchaser

Keaveny M. Coyle  
Keaveny M. Coyle, Purchaser

RECEIVED of John L. Coyle, One Thousand Dollars (\$1,000.00) as earnest money.

John H. Fox  
John H. Fox, III

4780

STATE OF MISSISSIPPI

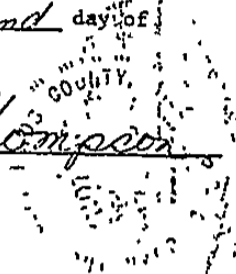
BOOK 120 PAGE 639

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Richard K. MacNealy and Shirley A. MacNealy, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein stated.

Given under my hand and official seal, this the 2nd day of December, 1970.

*D. Oron Thompson*  
NOTARY PUBLIC



My Commission expires:

My Commission Expires April 20, 1974

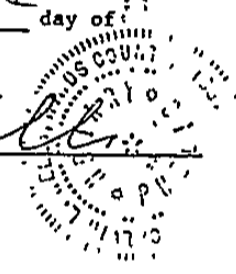
STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named John L. Coyle and Keaveny M. Coyle, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein stated.

Given under my hand and official seal, this the 2nd day of December, 1970.

*Carl L. Wells*  
NOTARY PUBLIC



My Commission expires:

My Commission Expires July 15, 1974

ADDENDA #1

In the event of destruction of the improvements upon the premises described, prior to the delivery of possession, the earnest money herein above recited in Paragraph 2 shall be returned to "Coyle" and this contract shall be null and void.

*Richard K. MacNealy*  
*Shirley A. MacNealy*

tenants with the full right of survivorship and not as tenants in common, the following described land and property, lying and being situated in Madison County, State of Mississippi, more particularly described as follows, to-wit:

Commencing at a point on the Southerly boundary line of a 40 foot wide street, said point being 811.2 feet east and 381.3 feet south of the Northwest corner of the Northeast Quarter of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi, run thence South 62° 25' East along the Southerly boundary line of said street for a distance of 35.2 feet to the point of curvature of a curve; continue thence along the Southerly boundary line of said street around a curve to the left whose radius is 55.8 feet for a distance of 44.4 feet to the point of beginning of the land herein described; continue thence along the southerly boundary line of said street around a curve to the left whose radius is 55.8 feet, said curve being a continuation of the aforementioned curve, for a distance of 70.0 feet to a point; run thence South 84° 11' East 172.5 feet; thence South 7° 08' West West 244.0 feet; thence South 42° 45' West 48.7 feet; thence North 31° 10' West 283.9 feet back to the point of beginning; said land herein described being located in the Northwest Quarter of the Northeast Quarter of Section 22, Township 7 North, Range 2 East, Madison County, Mississippi; and containing 0.8 acres.

The warranty of this conveyance is made subject to the protective covenants which are attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures.

The warranty of this conveyance is subject to the reservation of an undivided one-half ( $\frac{1}{2}$ ) mineral interest in Warranty Deed executed by Mrs. Ruth Roudebush in favor of Lewis L. Culley, which deed is dated September 13, 1945 and is recorded in Book 31 at Page 22 of the records on file in the Office of the Chancery Clerk of Madison County, Mississippi.

For the same consideration as stated above, the Grantors do hereby well and convey unto the Grantee herein a perpetual but

EXHIBIT "A"

WRO



PROTECTIVE COVENANTS AFFECTING NATCHEZ TRACE VILLAGE

1. The property conveyed herein shall be known and described as residential property and no structure shall be erected, placed, altered, or permitted to remain on said lot other than a residential building meeting the specifications and requirements herein-after set out; however, nothing herein contained shall be construed in such a way as to prohibit the continued use and maintenance of a water well or pumping system to be installed on the property, provided the operation of said wells and water system over and across any of the property does not interfere with the construction of homes on any of the lots.

2. No dwelling house shall be constructed on the said lot having an area of less than 1,500 square feet of living area for a one story house, nor having less than 1,200 square feet of living area on the lower floor of a one and one-half or a two story house.

3. No noxious or offensive activities shall be carried on upon any of the said property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. No type structure shall be erected on any of the lots in said subdivision without prior submission of the plans and specifications to the Board of Governors of Natchez Trace Village, hereinafter provided for, and approval of such structure must hereinafter be obtained from the said Board of Governors prior to construction.

5. No changes or alterations shall be made after the original construction of the structure on a lot until such plans and specifications for the alterations have been submitted to, and approved, in writing, by the Board of Governors of Natchez Trace Village as said Board is hereinafter set out.

6. The owner of the property shall keep the grass on said property neatly cut and shall keep the property free of weeds, litter and rubbish of all kinds.

7. All septic tanks shall be installed in accordance with the requirements of the Mississippi State Board of Health and shall not be put in use until a certificate of approval from the Mississippi State Board of Health is submitted to the Board of Governors.

8. No trailer, other than a boat trailer, shall be placed or maintained on said property.

9. This property may not be resubdivided; however, nothing herein contained shall prevent the owner of two (2) adjoining lots from treating the combined area of the two (2) lots as one (1) building lot, in which event the set back line for building purposes shall be construed and interpreted to apply to the outside lines of the two (2) combined lots and not to the line which is common to both lots.

10. No dwelling shall be located on any residential lot nearer than 50 feet to the front lot line, nor nearer than 25 feet to any side lot line.

11. It is understood and agreed that the land conveyed herein shall be bound by the rules and regulations formulated by the Board of Governors of Natchez Trace Village, which Board of Governors shall consist of Lewis L. Culley, Jr., Gus Noble and Lewis L. Culley, Sr., and Lewis L. Culley, Jr., Gus Noble

EXHIBIT "B"

4780



and Lewis L. Culley, Sr., shall serve as members of the said Board of Governors until such time as ten (10) homes in an area to be known as Natchez Trace Village shall be constructed and occupied by permanent residents. In the event the said Lewis L. Culley, Jr., Gus Noble or Lewis L. Culley, Sr., shall die while serving as members of the Board of Governors, then the other members of the Board of Governors shall appoint another person to serve as a member of said Board of Governors until such time as ten (10) homes have been constructed and are occupied by permanent residents, and said other member shall serve for a term of office to be determined by the original members of the Board of Governors. In the event all of the original Board of Governors should die while serving as a member of the Board of Governors, the owners of the remaining property in Natchez Trace Village shall meet at a time and place to be determined by the owner of the majority of the property and three members shall be elected to serve until such time as ten (10) homes are constructed and actually occupied by permanent residents. When ten (10) homes are actually constructed and occupied by permanent residents, then, on the second Monday of each May thereafter there shall be held a meeting of the then owners of the various lots of the said subdivision, which meeting is to be held at 7:00 o'clock P.M., at a place to be designated in a written notice posted at the main entrance to the property, which said meeting shall be for the purpose of electing members to the Board of Governors. An owner shall have the right to cast one (1) vote for each lot owned in the subdivision and said vote may be either in person or by proxy. If a lot has more than one owner, said owners shall be entitled to only one (1) vote. Any member of the Board shall be elected by a majority of the lot owners voting at this meeting.

12. The Board of Governors may make such rules and regulations affecting the use of the subject property as they so desire, said rules and regulations to include, but are not limited to the following:

(a) Any structure for mooring boats to be erected shall be first submitted to the Board of Governors with complete plans and specifications, which specifications shall require construction of treated lumber and said structure must be approved by the Board of Governors as to the width, height, location, design and specifications of any structure. No structure of wood shall be erected that is not neatly painted with two (2) coats of paint. No piers or any other structure shall be erected or shall extend into the lake abutting the property, said lake being known as the Natchez Trace Village Lake.

(b) With the permission of the Board of Governors lot owners may permit guests to maintain boats on their property, provided that such privileges do not interfere with the other property owners rights and privileges; however, no boat of any kind owned by any person other than the owner of the lot in the hereinabove described land shall be allowed to be moored or maintained in any adjacent water on a permanent basis.

(c) The owner of each lot except the owner of Natchez Trace Village shall annually pay a maintenance charge for the purpose of creating a fund to be known as the "Natchez Trace Maintenance Fund". The amount of the annual charge may be fixed by the Board of Governors but, in no event, shall exceed Fifty Dollars and 00/100 (\$50.00) per year, per lot. The purpose of the maintenance fund, among other things, may include but is not limited to the upkeep of public right-of-ways, insect control,

employment of a watchman, repair and maintenance of any facility designed for the benefit of the property owners in the subdivision and the payment of any taxes on any facility which provides for the general benefit of the lot owners.

(d) The Board of Governors shall have the power and authority to formulate rules and regulations in addition to those herein set out, which rules and regulations in the opinion of the Board of Governors shall add to the beneficial use of the subject property and shall contribute to the safety and beauty of the property.

13. All homes shall be for the purposes of single family residential dwellings, and no dwelling shall ever be financed in any manner or mortgaged to any lender which is guaranteed by the Federal Housing Administration, the Veterans Administration or any other institution whose loan would be insured by the United States of America or its agents.

14. The owner of the lot conveyed herein shall have the perpetual right to use the entire lake known as Natchez Trace Village Lake, and the owners of lots abutting on the lake shall use their lot as a means of ingress and egress to said lake. As to owners of lots which do not abut the lake, said owner shall be provided, along with other owners of lots not abutting the lake, with a common means of ingress and egress to the lake.

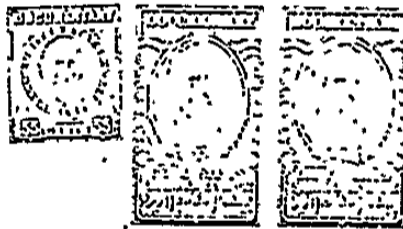
15. All homes constructed on corner lots must face the point of intersection of the two streets abutting said lot.

16. No entrance to any garage or carport shall face the street which abuts said lot.

17. Enforcement shall be by proceedings at law or an equity against any person violating, or attempting to violate any covenant.

18. Invalidation of any of these covenants by judgment or court order shall, in no wise, affect any of the other provisions which shall remain in full force and effect.

19. These covenants shall run with the land and shall be binding on all persons for a period of twenty-five (25) years from the date of this instrument, after which time these covenants shall be automatically extended for successive periods of ten (10) years unless an instrument, signed by two-thirds (2/3) of the then owners of the lots in Natchez Trace Village has been recorded, agreeing to no change in said covenants in whole or in part, or to revoke the covenants entirely.



STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 17 day of Feb, 1962, at 1:40 o'clock P.M., and was duly recorded on the 19 day of Feb., 1962, Book No. 87 on Page 339 in my office.

Witness my hand and seal of office, this the 19 of February, 1962

W. A. SIMS, Clerk  
By Marlene D. Gilbert, D.C.

STATE OF MISSISSIPPI, County of Madison:

I, W. A. Sims, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 8 day of December, 1960, at 8:30 o'clock A.M., and was duly recorded on the 15 day of Dec., 1960, Book No. 120 on Page 696 in my office.

Witness my hand and seal of office, this the 15 of December, 1960

W. A. SIMS, Clerk  
By Gladys Spencer, D.C.