

P. P. P.

State of Mississippi.)

County of Lowndes.) Personally comes Fannie J. Cox who, upon oath, says that she is the daughter of Esquire W.A. Austin and wife of J.P.M. Cox. That she remembers when her husband bargained to buy a tract of land on the Piedmont road, intersected by the C.&G. railroad, containing one hundred and eighteen (118) acres from her father, W.A. Austin. That the purchase price was Five Hundred (\$500.00) dollars, which was paid by her husband. That to the best of her recollection, her father, W.A. Austin, who was a Magistrate, Ex-Officio, drew the deed himself, and that it was witnessed by Dr. J.H. Donald and his wife Mrs. M.A. Donald. The deed was executed on or about August 14, 1874, It was intended that her husband should receive an absolute title in fee simple to the land. If there is any trouble with the deed whereby it fails to convey an absolute fee simple title it was an oversight and a mistake of fact. That said J.P.M. Cox went into possession of the land under the deed, and about one year thereafter sold it to Mr. James C. Wilson conveying a fee simple warranty title. That deponent has never heard any objection made to the validity of the deed by her father to her husband, until she received recent letters from J.J. McSwain, the present owner. That there was no understanding, intention or agreement, that W.A. Austin should convey to J.P.M. Cox only a life estate, but it was intended to convey the same to him, the said J.P.M. Cox his heirs and assigns forever in absolute fee simple. Deponent knew of the trade and agreement between her husband and father, and knows that the above statements are correct.

According to the contract, if J.J. McSwain holds a good title under and through James C. Wilson, then the title of J.J. McSwain is absolutely good. Sworn to and subscribed before me this January 21, 1909.

Claud H. Ayres. (L.S.)
Notary Public for Miss.

Mrs. Fannie J. Cox.

State of Mississippi)

Lowndes County) Personally appeared before me the undersigned authority J.P.M. Cox with whom I am personally acquainted and makes oath that the statements of the within affidavit are true to the best of his knowledge & belief.

Sworn to and subscribed before me this 21st day of January A.D. 1909. *J.P.M. Cox*

Claud H. Ayres, Noty. Pub.

Recorded this 11th March 1909.

END OF DOC.