

## **Nannie A. Denney to George Payne**

31 acres in 4<sup>th</sup> District. Oct 6, 1897. (Book 11, p. 80.)

Whereas on the 31<sup>st</sup> day of August 1897 I purchased a tract of land Sold by decree of County Court of Smith County, Tenn. In case of W. C. & G. D. Alexander Adminst. and others against James Alexander and others. Now for the consideration of Eleven hundred and seventy five dollars and 8/100 (\$1175.08) Four hundred and Sixteen dollars and 66/100 (\$416.66) in cash the receipt of which I hereby acknowledge and the balance by note amounting to Seven hundred and fifty eight dollars and 37/100 (\$758.37) with interest from date. Note dated Oct 5<sup>th</sup> 1897, with a lien retained on land until the above note is paid. I have this day bargained sold transferred and conveyed and do hereby bargain sell transfer and convey unto George Payne his heirs and assigns and representatives the above mentioned tract of land bounded and described as follows lying in the 4<sup>th</sup> Civil District Smith County, Tenn. Beginning at a beach near H. L. Beasley's fence. Running thence North 61 degrees West 48 poles to a rock in Wm Tunstall's line, thence South 40 degrees West 38 poles to a beech in Tunstall's line, thence South 42 degrees East 93 poles to a beech Duke's corner, thence East 40 poles with Duke's line to a rock with an oak pointer, thence North 26 degrees West 78 ¼ poles tot the beginning containing thirty one acres and thirty Seven poles pore or less. To have and to hold said tract unto the said George Payne his heirs and assigns and representatives. I covenant with Said Payne that I am lawfully Seized of said land and have a good and perfect right to convey the same, and bind myself to unenncumber said land. But it is expressly agreed and understood that a lien is retained on said tract of land to secure the payment and representatives to forever warrant and defend the title to said land; and every part thereof against lawful claims of all persons whomsoever.

Nannie A. Denney

State of Tennessee, Smith County: Personally appeared before me C. H. Throp, a Notary Public for the State and County aforesaid Nannie A. Denney and acknowledged the execution of the within instrument for the purposes therein contained. In testimony whereof I hereunto affix my Notorial Seal this Oct the 6<sup>th</sup> 1897.

G. H. Throp Notary Public  
For Smith County, Tennessee

Recd. Dec 1<sup>st</sup> 1897 at 10:30 o'clock A. M.

N. J. Kemp, Regr.

## **Walter R. Denny and others to Sallie Grubbs**

One acre near Dixon Springs. January 15, 1898. (Deed Book 11, pp. 121-122.)

For and in consideration of the Sum of \$350.00 Three Hundred dollars and fifty dollars and 00/00 in cash the receipt of which is hereby acknowledged I have this day bargained and sold and by these presents do hereby transfer and convey to Sallie Grubbs her heirs and assigns forever the following described parcel of land or town lot Situated in the 4<sup>th</sup> Civil District of Smith County, and lying near the town of Dixon springs and bounded as follows: Beginning at a Stake near the top of the, or, the Carthage and Hartsville Turnpike and running with Said pike South 62 ½ degrees East 35 yards to a stake just beyond the top of the hill, thence South 27 ½ degrees West 140 yards to a Stake, thence North 62 ½ degrees West 35 yards to a Stake, thence North 27 ½ East 140 yards to the Beginning containing one acre of land be the same more or less. It being the lot conveyed to E.T. Denny by L. CC. Alexander 18<sup>th</sup> day of December, 1890. To have and to hold the same to the said Sallie Grubbs, her heirs and assigns against the lawful claims of all person whomsoever. I hereby covenant with the said Sallie Grubbs that I am lawfully Seized and possessed of said land and have a good right to the same and that said land is unencumbered and I hereby agree to warrant and defend the title to said land and every part thereof to the said Sallie Grubs her heirs and assigns forever against the lawful claims of all persons. Witness our hands this Jan the 15, 1898.

Walter R. Denny, Nannie R. Denny, W. B. Denny, Josia Denny,  
Lewis N. Denny, Ella Denny, Alex Young, Mollie D. Young

State of Tennessee, Smith County: Personally appeared before me C. H. Throp a Notary Public in and for said County and State the within named bargainers W. R. Denny and Nannie A. Denny with whom I am personally acquainted and who acknowledged that they executed the within deed for the purposes therein contained. And Nannie A. Denney having personally appeared before me privately and apart from her husband and acknowledged that she executed the within instrument freely voluntarily and understandingly and without compulsion from her husband and for the purposes therein expressed. Witness my hand and official Seal at Dixons Springs, Tenn. This January the 15, 1898.

C. H. Throp, Notary Public

State of Tennessee, Smith County: Personally appeared before me C. H. Throp, a Notary Public in and for the State & county of the within named bargainers W. B. Denny and Jossie Denny with whom I am personally acquainted and who acknowledged that they executed the within deed for the purposes therein contained. And Josie D. Denny, the wife of W. B. Denny having personally appeared before me privately and apart from her husband acknowledged the execution of the deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her husband and for the purposes therein expressed. Witness my hand and official seal this 21<sup>st</sup> of Jan 1898.

C. H. Throp, Notary for Smith County, Tenn

State of Tennessee, Davidson County: Personally appeared before me Wm. W. Scovel a Notary Public in and for Said County and State the within named Lewis W. Denny the bargainer with whom I am personally acquainted and who acknowledged that he executed the within annexed instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6<sup>th</sup> day of January, 1898.

Wm. W. Scovel, Notary Public

State of Tennessee, Sumner County: Personally appeared before me T. C. Mulligan a Notary Public in and for Said County & State the within named Ella Denny wife of Lewis W. Denny with whom I am personally acquainted, and who appeared before me privately and apart from her husband and acknowledged that she executed the within instrument freely voluntarily and understandingly and without compulsion from her said husband & for the purposes therein expressed. Witness my hand & Notarial Seal this Jan 10<sup>th</sup>, 1898.

T. C. Mulligan, Notary Public

State of Tennessee, Wilson County: Personally appeared before me J. T. Brewer, a Notary Public in and for said county and State the within named Alex Young the bargainer with whom I am personally acquainted and who acknowledged that he executed the within deed instrument for the purposes therein contained and Mollie D. Young wife of the said Alex Young having appeared before me privately and apart from her husband the said Mollie D. Young acknowledged the execution of said deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal at Watertown, Tenn. This 17 day of Jan 1898. J. F. Brewer. N. P.

## **W. J. and Liza J. Robinson to Robert Denny**

50 acres in the 8<sup>th</sup> District. February 21, 1893. (Deed book 11, pp. 267-268)

We W. J. Robinson and wife, Liza J. Robinson, have this day bargained and sold, transferred and conveyed unto Robt. Denney a tract of land in Smith County, Tennessee, District No 8, for the consideration of One thousand dollars to be paid in three equal payments of Three hundred and thirty three dollars and thirty three and one third cents each. Due respectfully Dec 25, 1893, Dec 25, 1894, Dec 25, 1895. For which a lien is retained for the full payment of the above described notes in whomsoever hands they may fall. Bounded as follows to wit beginning on a black walnut stump said Robinson's N. W. corner and running thence E. 80 degrees with W. H. Cowen's line to a rock planted in the public road by the side of Boldens Branch, thence up said branch with its meanders to a rock in the branch where the Hickman road crosses said branch thence Westward with said road to a rock A. Mc. Robinsons corner, thence N 2 degrees E. 68 poles to the beginning containing, by estimation, 50 acres, be the same more or less. To have and to hold the same to the said Robt. Denny his heirs and assigns for ever. We covenant that we are lawfully seized of said land, have a right to convey it and that the same is unencumbered, and that we will warrant and defend the title against the lawful claims of all persons whomsoever. In witness whereof we here unto set our hands this the 21<sup>st</sup> Feb. 1893.

W. J. Robinson  
L. J. Robinson

State of Tennessee, Smith County: Personally appeared before me W. F. Askew, Notary Public for said county, the within named bargainer, W. J. Robinson with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and Liza J. Robinson wife of the said W. J. Robinson having appeared before me privately and apart from her husband, the said W. J. Robinson acknowledged the execution of the said deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her husband and for the purposes therein expressed. Witness my hand and Notarial Seal this the 21<sup>st</sup> day of Feb 1893.

W. F. Askew, N.P.

## **S. J. Newbell to Robert Denny**

Two tracts of land in 9<sup>th</sup> District. August 27, 1898. (Deed Book 11, pp. 268-269.)

I Mrs. S. J. Newbell have this day sold to Robert Denney two certain pieces or parcels of land in the 9<sup>th</sup> District Smith County, Tennessee, first tract bounded as follows beginning at a beech tree running thence S. 2 ½ degrees W 89 poles to a pile of rock with beech & dogwood pointers thence S 80 ½ degrees W 84 poles to a stake at Wm. C. Heflin's corner, thence N. 78 ¼ poles W 42 poles to the beginning containing fifteen acres be it the same more or less, and one other tract of land bounded as follows. Beginning on a white walnut and Buckeye thence running S. E. 32 poles to a Buckeye, thence South with William Denney's line 49 poles to a Beech, thence S. 88 ½ degrees E 112 poles to a Dogwood thence N. 140 poles to a stake; thence West 73 poles to a spice wood tree, thence with P. C. Heflin's line 20 poles to an Ash thence S. W. with my line to a stake; thence W. 20 poles to a stake; thence South with Nixon's line 83 poles to the beginning, containing by estimation 112 be it the same more or less, at the price of two thousand dollars for the two tracts; payable as follows: One thousand dollars in other lands this day conveyed to me by the said Robert Denney and wife. Two hundred and fifty dollars due the 25<sup>th</sup> day of December next. Three hundred and seventy five dollars due the 25<sup>th</sup> of December 1899; and the remainder of three hundred and seventy – five dollars due the 25<sup>th</sup> of December 1900, for which several amounts the said Robert Denney has this day executed to me his several promissory notes of this date and due and payable as above stated. I covenant with the said Robert Denney that I am lawfully seized of said lands and have the right to sell and convey the same. And for said considerations I hereby bargain, sell, transfer, and convey the same to him and bind myself heirs and personal representatives, to warrant and defend the title to him, his heirs, or assigns forever against the lawful claims of all persons whomsoever. Witness my hand on this the 27<sup>th</sup> 1898.

S. J. (her x mark) Newbell

State of Tennessee, Smith County: Personally came before me B. A. James Notary Public for said County, Mrs. S. J. Newell, the foregoing bargainer, with whom I am personally acquainted and acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and notorial seal at office on this the 27<sup>th</sup> day of August, 1898.

B. A. James N. P.  
For Smith County

Received Sept. 5<sup>th</sup> 1898 at 11 A. M.

N. J. Kemp Register

## **Robert and Lydaa Denney to Mrs. S. J. Newbell**

50 acres in the 9<sup>th</sup> District. August 27, 1898. (Deed Book 11, pp. 269-270.)

We Robt. B. Denney and wife Lydaa Denney have this day sold to Mrs. S. J. Newbell a certain piece or parcel of land in the 9<sup>th</sup> Civil District, Smith County, Tennessee Bounded as follows: Beginning on a Black Walnut stump, being the N. W. Corner of this tract, running thence E. 90 poles with W. H. Cowen's line to a rock in the public road by the side of Bowling's Branch; thence up said branch with its meanders to a rock in said branch where the Hickman road crosses the branch; thence Westward with said road to a rock, Robinson's corner, thence N 2 degrees East 68 poles to the beginning, containing by estimation 50 acres be it the same more or less at the price of One thousand dollars in other lands this day conveyed to us. We covenant with the said Mrs. S. J. Newell that we are lawfully seized of said land and have the right tot sell and convey the same. And for said consideration we hereby bargain, sell, transfer, and convey the same to her and bind ourselves, heirs, and personal representatives to warrant and defend the title to the same to her, her heirs, or assigns forever against the lawful claims of all persons whomsoever. Witness our hands on this the 27<sup>th</sup> day of August 1898.

R.B. Denney

Lydia (her x mark) Denney

State of Tennessee, Smith County: Personally appeared before me, B. A. James, a Notary Public in and for said County and State, the within named bargainers, R. B. Denney, & wife, Lydia Denney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and Lydia Denney, wife of the said R. B. Denney acknowledge the execution of said deed to have been done by her freely, voluntarily, and understanding without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal at Gordonsville, Tennessee, this 27<sup>th</sup> day of August, 1898.

B. A. James Notary Public

Received Sept 5, 1898, 12 P.M.

N.J. Kemp Register

## **J. W. and M. M. Squires to Samuel Denny**

One acre of land in the 17<sup>th</sup> District. August 27, 1891. (Deed Book 11, pp. 339.)

State of Tennessee, Smith County: Know all men by these presents that I J. W. Squires have this day bargained and sold & by these presents, doth convey to Samuel Denny a certain lot or piece of land situated in Smith County, Tennessee, District No 17 on the waters of Elk Fork of Mulherrins Creek for and in consideration of Ten dollars to me in hand paid the receipt thereof is hereby acknowledged and is bounded as beginning on an ash Denny's & Massy's line Running with J. W. Squires line 35 poles to a hickory bush corner in Webb's line, thence with South with Webb line 9 poles to a walnut stump in Denny's line, thence east with said line 36 poles to the beginning containing one acre more or less. To have and to hold to said Samuel Denny his heirs and assigns forever. I covenant with the said Denny that I have a good right to convey the same, and I hereby bind my self my heirs and representatives to forever warrant the title of the same. Given under my hand this Aug 27<sup>th</sup> 1891.

J. W. Squires  
M. M. Squires

State of Tennessee, Smith County: This day personally appeared before me W. H. Lincoln a Notary Public for Said County J. W. Squires and wife M. M. Squires both of whom I am personally acquainted who acknowledged the foregoing deed or instrument for the purposes therein expressed. Then came M.M. Squires wife of J. W. Squires private and apart from her said husband who acknowledged that she executed the same freely, voluntarily & understandingly & without any compulsion or constraint by her said husband or any one else. Witness my hand and notorial seal at office in New Middleton, Tenn. Aug 31, 1891.

W. H. Lincoln N.P.  
For Smith County, Tenn

Registered Nov. 30<sup>th</sup> 1898. at 1 o'clock P.M.

N.J. Kemp Register

## **T.J. and Jennie Denney to Samuel and Zack Denney**

11 ¼ acres of land in 17<sup>th</sup> District. October 10, 1893. (Deed book 11, pp. 340-341)

State of Tennessee, Smith County: For the consideration of one dollar the receipt of which is hereby acknowledged and four mules valued at Seventy five dollars each amounting to Three hundred dollars, the same having this day been delivered to me. I have this day bargained and sold to Samuel & Zack Denny and by these presents do transfer and convey unto said Samuel Denny's a certain tract of land lying into the 17<sup>th</sup> District Smith County, Tenn., and bounded as follows to wit: Beginning at a rock in Jno Webb & Lewis Allison's line running thence with Math Denny's line South 10 degrees West 24 poles to a rock, thence East 80 poles to a rock. Thence North with an agreed line between Saml. Denny and J.W. McClanahan heirs 50 degrees East 59 poles to a stake in Lewis Allison's line, thence with said Allison's line North 85 degrees West 16 poles to a stake, thence north 86 degrees West 14 poles to the beginning containing by Survey 11 ¼ acres. To have and to hold unto the said Denny's their heirs and assigns forever and we do covenant with said Denny's that we are lawfully seized of said land and that the same is unencumbered and that I have a good right to convey the same and I do forever covenant with said Denny's that I will warrant and defend the title to said land tot hem and their heirs and forever against the lawful claims of all persons whatever. Oct 10, 1893.

T. J. Denney  
Jennie (her x mark) Dennie

J. T. Marks

State of Tennessee, Smith County: Personally appeared before me J. P. Ward Notary Public for said County the within named bargainer T. J. Denny with whom I am personally acquainted and who acknowledged that he executed the attached instrument for the purposes therein contained and Jennie Dennie wife of the said T. J. Denny having appeared before me privately and apart from her husband the said T. J. Denny and acknowledged the execution of the said deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and notorial seal at office this 10 day of October 1893.

J. P. Ward Notary Public

Registered Nov 30, 1898 at 2 o'clock P.M.

N. J. Kemp Register

## **Bettie and G. B. Payne to Walter R. Denney**

31 acres in the 4<sup>th</sup> District. May 31, 1898. (Deed Bok 11, pp. 386-387.)

Know all men by these presents that we Bettie R. Payne and G. B. Payne have this day bargained and sold and do hereby convey to Walter Denney a certain tract or parcel of land lying and being in the County of Smith, State of Tennessee District No 4. Beginning at a beech near H. L. Beasleys fence running thence North 6 degrees West 48 poles to a rock in Wm. Tunstall's line, thence South 40 degrees West 38 poles to a beech in Tunstall's line, thence South 42 degrees East 93 poles to a beech, Dukes corner, thence East 40 poles with Dukes line to a rock with an oak pointer. Thence North 26 degrees West 78 ¼ poles to the beginning containing thirty one acres and thirty seven poles more or less. Except the growing crop that is on said land at present. For & inn consideration of the sum of twelve hundred Sixty nine dollars \$1269.00 paid the receipt which is hereby acknowledged. We transfer and convey said land to Walter Denney his heirs assigns and representatives to have and to hold. I covenant with said Walter Denney that we are lawfully possessed of said land, and have a good and perfect right to convey the same and bind ourselves to defend the same against all lawful claims whatever. This the thirty first day of May Eighteen hundred and Ninety Eight. The crop of Rye growing on said land is to go to the said Denney with the land and he is to get possession of said land when the said wheat is harvested and carried from the land. Witness our hand on the above date.

G.B. Payne  
Bettie R. Payne

State of Tennessee, Smith County: Personally appeared before me C. H. Throp a Notary Public for the aforesaid State and County G. B. Payne and Bettie R. Payne the within named bargainers with whom I am personally acquainted and acknowledged the execution of the deed to have been made by them for the purposes therein expressed, and Bettie R. Payne the wife of G. B. Payne having appeared before me privately and aart from her husband acknowledged the execution of the deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her husband, and for the purposes therein contained. In testimony whereof witness my hand and Notorial seal this 30<sup>th</sup> day of May 1898.

C.H. Throp Notary Public for  
Smith County, Tennessee

Registered Feby 6<sup>th</sup> 1899 at 10 A.M.

N.J. Kemp Register

## **L. W. Denney and others to Walter R. Denney**

Division of the estate of Wm. C. Denney. Feb. 23, 1894. (Deed Book 11, pp. 388-389.)

Whereas on the 23<sup>rd</sup> day of Feb. 1894, We L.W. Denney and wife Ella Denney, W. B. Denney and wife Josie Denney, Alex Young and wife Mollie Young, and W.R. Denney the heirs at law of W. C. Denney decd had a division of the Real Estate of said W. C. Denney. The part assigned to W. R. Denney is described as follows: Beginning at a corner stone between W. R. Denney and W. B. Denney in C. W. Denney's line running thence East 13 34/100 claims to a corner stone in C. W. Denny's line. Thence N 2 degrees East 8 chains to a stone by side of an old beech stump, thence N 84 degrees E 4 43/100 chains to a stone corner between W. R. Denney and Mollie D. Young, thence N 4 degrees E 6 44/100 chains to a stone. Thence S 86 degrees E 10 38/100 chains to a stone by an old plum stump. Thence N 1 32/100 chains to a stone corner, thence S 88 ½ degrees E 9 10/100 chains to a stone at end of hedge fence, thence with hedge fence N 3 degrees E 11 chains, thence N 5 degrees W 6 94/100 chains thence north 11 23/100 chains to a stone on River bank with two small hackberry pointers, thence with the meanders of the River N 38 degrees W 46 links, thence N 60 degrees W 3 chains thence N 5 degrees E 1 50/100 chains, thence N 45 ½ degrees West 5 22/100 chains, thence S 85 ½ degrees W 1 chain, thence N 52 ½ degrees W 2 80/1000 chains, thence N 65 ½ degrees W 4 chains, thence N 62 degrees W 3 84/100 chain, thence N 78 degrees W 4 chains, thence N 88 ¾ degrees W 3 57/100 chains to a stake in hedge fence between W. R. Denney and L. W. Denney, thence with hedge fence S 17 ½ degrees W 2 8/100 chains thence S 1 degree W 23 25/100 chains to a stone corner between L. W. Denney and W.R. Denney, thence N 85 ½ W 11 15/100 chains to a stone corner in L. W. Denny's line, thence S 4 degrees W 33 25/100 chains to the beginning and containing by calculation 136 88/100 acres be the same more or less. In addition to this, all land from meander line to a low water mark is assigned to W. R. Denney. Now therefore in consideration of the premises, and the further consideration of one dollar (\$1.00) in hand paid the receipt of which is hereby acknowledged. We L.W. Denney and wife Ella Denney of the County of Davidson State of Tennessee, W. R. Denney and wife Josie Denney of the county of Smith and State aforesaid, Alex Young and wife Mollie D. Young of the County of Wilson and State aforesaid, do by these presents release and interest we may have in and said to said tract of land and do warrant and defend the title to the same to the said W. R. Denney his heirs and assigns against the lawful claims and demands of all persons claiming by, through or under us, but none other. In witness whereof we do hereunto set our hands and office our Signatures, on this the 23<sup>rd</sup> day of Feb. 1894.

L. W. Denney, Ella Denney, W. B. Denney, Josie Denney  
Alex Young, Mollie D. Young

State of Tennessee, Davidson County: Personally appeared before me W. B. Paul a Notary Public in and for said county and state the within named L. W. Denney and wife Ella Denney, the bargainers with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and Ella Denney wife of the said L. W. Denney having personally appeared before me privately and apart from her husband the said Ella Denney acknowledged the

Execution of said instrument to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal at Nashville Tennessee this 26<sup>th</sup> day of February 1894.

W. B. Pawl Notary Public

State of Tennessee, Wilson County: Personally appeared before me J.R. Smith a Notary Public in and for said county and state the within named Alex Young & wife Mollie D. Young the bargainer with whom I am personally acquainted and who acknowledged that they executed the within deed instrument for the purposes therein contained and Mollie D. Young wife of the said Alex Young having personally appeared before me privately and apart from her husband the said Mollie D. Young acknowledged the execution of said instrument to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal at Watertown Tennessee this 24<sup>th</sup> day of February 1894.

J. R. Smith Notary Public

State of Tennessee, Smith County: Personally appeared before me C. H. Throp a Notary Public in and for said county and State the within named W. B. Denney & Josie Denney the bargainers with whom I am personally acknowledged acquainted and who acknowledged that they executed the within named instrument for the purposes therein contained and Josie Denney wife of the said W. B. Denney having personally offered before me privately and apart from her husband the said W. B. Denney, acknowledged the execution of said deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal at office Dixon's Springs Smith County Tennessee. This 23<sup>rd</sup> day of Feby 1894.

A. H. Throp Notary Public

Registered Feby 6, 1899 at 12 o'clock Noon

N.J. Kemp Register

## **James and Nancy Allison to C. S. Denny**

25 acres in 17<sup>th</sup> District. February 20, 1892. (Deed Book 11, p. 399.)

We James Allison and wife have bargained and sold and do hereby transfer and convey to C. S. Denny for the consideration of Four hundred & two & 75/100 dollars (\$402.75) to be paid as follows. One hundred and thirty four 25/100 dollars each. One hundred and thirty four & 25/100 dollars on the 24 day of December 1890, and one hundred and thirty four & 25/100 dollars on the 24<sup>th</sup> day of December 1891. For the credit payments his notes have been given with a lien retained, a tract of land in the 18 District of Smith County Tennessee containing by survey made Nov 22<sup>nd</sup> 1889, 25 85/100 acres, and bounded as follows: Beginning at a stone on the west bank of a branch D. Johnson's corner thence N 22 degrees W 58 poles 12 links to a stone on the east side of a stone fence, white ash and pin oak pointers, thence S 89 ½ degrees E 10 poles & 15 links to a stone Higher's corner, thence N 70 ½ degrees E. 22 poles 9 links to a buckeye, thence with the fence and marked line N 88 ½ degrees E 16 poles, N 88 ¼ degrees E 12 poles, N 88 ½ degrees E 12 poles, 88 degrees E 20 poles 18 links to a stone small walnut pointer thence S 23 ½ degrees W 75 poles 4 links to a dead red locust on the South bank of the branch, thence with the branch, N 22 degrees W 48 poles 5 links to the Beginning, to have and to hold the same to the said C. S. Denney and his heirs forever. We further covenant with the said C. S. Denney that we are lawfully seized of said land, and have a good right to convey the same. We further covenant agree and bind ourselves, our heirs and assigns to warrant and forever defend the title to said land to the said C. S. Denney his heirs and assigns against the lawful claims of all persons whatsoever. This the 20 day of Feb. 1892.

James (his x mark) Allison  
Nancy (her x mark) Allison

G. W. Gill  
J. L. Ward

State of Tennessee, Smith County: Personally appeared before me Wm. Odum Notary Public for said County the within named bargainer James Allison with whom I am personally acquainted and who acknowledged that he executed the attached instrument for the purposes therein contained and Nancy Allison wife of the said James Allison having appeared before me privately and apart from her husband the said James Allison and acknowledged the execution of the said deed to have been done by her feely, voluntarily and understandingly without compulsion or constraint from her said husband, and for the purposes therein expressed. Witness my hand and Notarial seal, at office this 20 day of Feb. 1892.

Wm. Odum Notary Public

Reg. Feb 28<sup>th</sup> 1899 at 1 o'clock P.M.

N. J. Kemp Register

## **Duncan and L. A. Johnson to C. S. Denney**

26 acres in 18<sup>th</sup> District. December 24, 1892. (Deed Book 11, p. 400.)

We Duncan Johnson and wife L. A. Johnson have sold and do hereby transfer and convey to C. S. Denney, and his heirs for the consideration of the sum of Five hundred and Five dollars 1<sup>st</sup> note to draw interest from December 24<sup>th</sup> 1892 due December 24 1894, second note draws interest from Dec 24, 1893 due Dec 24 1896, 3<sup>rd</sup> note draws interest from Dec 24, 1894, due December 24, 1898. All these notes given for one hundred and Sixty Eight 33/100 dollars each. Interests all three notes to be counted at annual rests for which his notes have been given with a mortgage on 26 85/100 acres that C. S. Denney bought from James Allison, and lien retained a tract of land in 18<sup>th</sup> District of Smith County, Tennessee containing by survey made Oct 30, 1892 25 ¼ acres. And bounded as follows. The North East corner being on a willow and Surveying of the branch with its meanders the following courses and distance. West 5 poles, South 62 ½ degrees west 22 poles, South 76 degrees west 10 poles, South 58 ½ degrees west 10 poles & 20 links to a stake by the road, thence South 58 ½ degrees west 1 pole to the public road, Morris's line, this mark is to give C. S. Denney an outlet to the public Road. Thence with an agreed line between T. A. Morris and D. Johnson agreed to be said parties North 31 degrees west 27 poles to a junction of two rock fences, crossing the branch 3 ½ poles to get to said Junction, thence North 38 West 40 poles & 15 links to a file of rock 4 links above an elm marked as pointer to said corner. Thence with a stone fence north 47 ¼ deg. East 20 poles North 38 ½ East 12 poles, north 40 deg. East 21 poles & 15 links to a pin oak. Thence 60 ¼ deg. East 7 poles, North 80 deg East 57 poles & 22 links to a rock on the bank of the branch, thence with the same South 65 deg West 14 poles & 5 links to the beginning. Containing by calculation and Survey Twenty five & ¼ acres. To have and to hold the same C. S. Denney his heirs and assigns forever. We further covenant with the said C. S. Denney that we are lawfully seized of said land have a good right to convey the same and that our title to same is unencumbered we further and agree and bind ourselves and heirs & assigns to warrant and forever defend the title to said land to the said C. S. Denney his heirs and assigns against all lawful claims of all persons whatsoever. A lien for the purchase money is hereby expressly retained and the mortgage is taken as additional security. It is specially stipulated that the Mortgage Security may be informed only after vendors lien is enforced.

D. Johnson  
Anna Johnson

State of Tennessee, Smith County: Personally appeared before me Wm. Odum Notary Public for said County the within named bargainer D. Johnson with whom I am personally acquainted and who acknowledged that he executed the attached instrument for the purposes therein contained and Anna Johnson wife of the said D. Johnson having appeared before me privately and apart from her husband the said D. Johnson and acknowledged the execution of the said deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and Notarial seal at Wm. Odum Notary Public.  
Reg. 15 day of Dec 1892.

## **W. S. and Cattie House to W. B. Denny**

50 acres in the 14<sup>th</sup> District. Jan 25, 1896. (Deed Book 11, p. 403.)

Know all men by these presents that we W. S. House and wife Cattie House have this day bargained & sold and by these presents to hereby transfer & convey to W. B. Denney & his heirs for the sum of Five hundred & twenty five dollars to be paid in the payments, One hundred & eighty six dollars cash in hand paid Jan the 25<sup>th</sup> 1897, one hundred Sixty nine dollars & fifty cents Jan the 25<sup>th</sup> 1898. One hundred and Sixty nine dollars & fifty cents with the conveyance the following tract of land lying in Civil District No 14 Smith Co. Tennessee bounded as follows: beginning on a rock in B. H. Stewart's South boundary line running with the agreed line between J. D. Enoch & W. B. Denney to the top of the hill to a hackberry & walnut in or near A. Oliver's north east line Thence to an elm in Eliza Kenney's south west corner thence to the beginning Rock corner in B. H. Stewarts South boundary line, containing 50 acres more or less & being a part of the homestead lot of J. W. Denton deceased. We do hereby covenant with the said W. B. Denney that we are lawfully seized & possessed of said land & that we have a good right to convey the same. And that the same is unencumbered and we do further covenant & bind ourselves our heirs & assigns to warrant & forever defend the title to said land to the said W. B. Denney his heirs & assigns against the lawful claims of all persons whomsoever. And a lien is hereby retained on said land for the payment of the purchase money. And testimony whereof we have this day affixed our signatures this may the first 1896. We further reserve the right of the graveyard to improve & for family burial it belonging to John P. Pope & W. B. Denney.

W. S. House  
Cattie House

State of Tennessee, Smith County: Personally appeared before me J. H. Tyree a Notary Public in and for said County and State the within named W. S. House & Cattie House the bargainers with whom I am personally acquainted and who acknowledged that they executed the within deed instrument for the purposes therein contained. And Cattie House wife of the said W. S. House having personally appeared before me privately and apart from her husband the said W. S. House who acknowledged the execution of said deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal at Enoch, Smith County, Tennessee this first day of May 1896, J. H. Tyree Notary Public

Registered March 1<sup>st</sup> 1899

N. J. Kemp Register

## **Nannie A. Denney to Charles L. Alexander**

36 acres in the 4<sup>th</sup> District. September 27, 1897. (Deed Book 11, p. 424.)

Whereas on 31 day of August 1897, I purchased a tract of land sold by decrees of the County Court of Smith County, Tenn, in the case of W. C. & G. D. Alexander Adams & others against James Alexander & others, now for the consideration of Nine hundred & twenty one dollars Eighty five cents \$921.85. Four hundred ninety Eight dollars & Seventy five cents of which is paid in cash the receipt of which is hereby acknowledged, and the other is averaged by directing that I have a credit on my note falling due 3 Aug 1898 in said case for said sum of \$423.10. I have this day bargained and sold & do hereby bargain sell, transfer & convey unto Charles L. Alexander his heirs & assigns a portion of said land purchased as aforesaid. Which portion is bounded & described as follows: Lying in Civil District No 4 of Smith County, Tenn., Beginning at the stake in the roots of 2 lines S. E. of the center of a buckeye pointer in the N B L of a tract sold to A. C. Ballow with said N. B. L. S 88 degrees E 31 4/5 poles to a stake in a wood road. Thence E 130 P to center of Dixon Springs & Rome Road, thence with same N 4 degrees W 20 2/5 P N 30 degrees E 30 3/5 Poles. N 4 1/2 degrees W 5 7/8 P to S. E. corner of a tract sold to Dr. J. L. Alexander thence with S. B. L. of same, S 81 1/4 degrees W 166 1/3 P to the beginning containing thirty six acres, three roods & twenty poles be the same more or less, To have and to hold to the said Charles L. Alexander his heirs & assigns forever. I covenant with the said Alexander that I am lawfully seized of said land, that I have a good right to convey it, that the same is unencumbered except for a balance of purchase money in the case before mentioned. I further bind myself my heirs and representatives to warrant and defend the title to said land and every part of it against the lawful claims of all persons whatever. In testimony whereof I have hereunto set my hand this the 27 day of September 1897.

Nannie A. Denney

State of Tennessee, Smith County: Personally appeared before me C. H. Throp a Notary Public for the State and County aforesaid Nannie A. Denney the within named bargainer with whom I am personally acquainted and acknowledged the execution of the within instrument for the purposes therein expressed. In testimony whereof I hereunto office my Notorial Seal this October the 4 1897.

B. H. Throp Notoary for Smith Co,  
Tenn

Registered March 19<sup>th</sup> 1899 at 9 o'clock A. M. N. J. Kemp Register

## **Sarah Harrison & others to L. A. Rollins**

Interest in the estate of Evaline Harris. March 4, 1899. (Deed book 11, pp. 442-443.)

I Henry Hubbard & wife E. A. Hubbard, P. G. Harrison & wife Sarah J. Harrison & Caroline Allison have this day bargained & sold to L. A. Rollins our undivided interest in a certain tract of land. It being land willed by Evaline Harris, Dec. to Eliza A. Hubbard & Sarah Jane Harrison & Caroline Allison. Said land lies in the 18<sup>th</sup> civil District Smith County, Tenn. And bounded as follows (viz) North by the lands of Robert V. Bradford. South by the lands of L. A. Rollins & A. J. House, West by the lands of Henry McClanahan containing thirty seven acres & one fourth be the same more or less. We covenant with the said L. A. Rollins that we are lawfully seized & possessed of said land & have a good right to convey the same & that the same is unencumbered & that we have a good right to convey the same. The said L. A. Rollins agrees to pay six hundred dollars for the land as follows. Two hundred dollars cash & his promissory note for two hundred dollars due March 4<sup>th</sup> 1800 & two hundred dollars note & due March 4, 2004 1901 a lien is hereby retained on said land for the deferred payments. It is expressly agreed that we Sarah J. Harrison & Caroline Allison relinquished all right title & claim we have or may hereafter have to a contingent interest in Eliza Hubbard's interest in Evaline Harris dec. estate to the said L. A. Rollins. To have and to hold the foregoing property to his heirs & assigns forever. We will warrant & defend the title to said land against the lawful claims of all persons whomsoever. This March 4, 1899.

Attest  
W. H. Lincoln  
W. H. Lincoln

Henry Hubbard  
A. E. Hubbard  
P. G. Harrison  
Sarah J. (her x mark) Harrison  
Caroline (her x mark) Allison

State of Tennessee, Smith County: This day personally appeared before me W. H. Lincoln a Notary Public for said County & State of Tennessee Henry Hubbard & wife A. E. Hubbard. Also P. G. Harrison & wife Sarah J. Harrison, & Caroline Allison the foregoing bargainers with whom I am personally acquainted & who executed & acknowledged the foregoing to be their act & deed & for the purposes therein expressed. Then came A. E. Hubbard wife of the said Henry Hubbard, also Sarah J. Harrison wife of B. G. Harrison separate and apart from their respective husbands who acknowledged that they executed the same freely voluntarily and understandingly & without any compulsion or constraint from their husbands or any one else. Knowing their rights under the law & as such relinquishing the same. On this 4<sup>th</sup> day of March 1899. Witness my hand & notorial Seal near New Middleton, Tenn. March 4<sup>th</sup> 1899.

W. H. Lincoln N. P.  
For Smith County, Tenn

Registered April 4<sup>th</sup> 1899 at 10 o'clock A. M.

N. J. Kemp Register