

T. J. and Jane Denney to E. M. Rollins

62 acres in the 12th District. September 6, 1900. (Deed Book 13, p. 89.)

For and in consideration of the sum of Five hundred dollars Evidenced by the promissory notes each for the sum of \$166.66; one due December 1900; and one due Dec 25, 1901. and one due Dec 25, 1902, with interest from Dec 25, 1901 all of said drawn payable to H. J. Caplenor: Now we T. J. Denney and wife Jane Denney have this day bargained and sold and by these presents to transfer and convey unto E. M. Rollins our one half interest in and to the following tract of land situated in 12 Civil District of Smith County, Tennessee and bounded and described as follows: On the north by the public road leading from Flat Rock to Bellewood. East by the lands of T. J. Denny, South by the lands of Cundall and Bass. And West by Denny and Robertson. It being the one half interest conveyed us by H. J. Caplenor, the other one half interest being owned by Lillard Jared. The entire tract containing 62 acres, more or less. To have and to hold to said E. M. Rollins his heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said land, and have a good and perfect right to convey, that it is unencumbered except by a lien for a balance of the unpaid purchase money due H. J. Caplenor. And we further bind ourselves our heirs and personal representatives to forever warrant and defend the title to said land against the lawful claims of all persons whomsoever. The three notes are executed payable to H. J. Caplenor to be taken by him as a payment of the balance of the unpaid purchase money due him from Denny. (and an existing judgment of the clerk in said Caplenor's favor and credited by said Caplenor on the notes of said Denny. A lien is also retained on the land to secure the three notes mentioned in the beginning of this deed. Given under our hands this Sept 6, 1900.

T. J. Denney
Jane Denney

State of Tennessee, Smith County: Personally appeared before me Jno F. Henry clerk of the County Court of Said County the within named bargainers, T. J. Denney and wife Jane Denney: with whom I am personally acquainted and who acknowledged that they executed the annexed instrument for the purposes therein contained. And Jane Denney wife of the said T. J. Denny having appeared before me privately and apart from her husband; the said Jane Denny acknowledged the execution of the 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 Jno F. Henry clerk of said Court at office this 6th day of September 1900.

Jno F. Henry clerk
By L. B . Flipen D. C.

Registered Dec 15, 1900, at 9 A. M.

N. J. Kemp, Register

T. J. Denney to Mrs. M. J. Denney

2 acres in Flat Rock Community. February 6, 1901. (Deed Book 13, p. 190)

For and in consideration of (\$130.00) One hundred and thirty dollars to be paid in the following way Sixty five dollars cash, the receipt of which I hereby acknowledge and Sixty five dollars, due, the 24th of December next, I have this day bargained and sold and do hereby transfer and convey to Mrs. M. J. Denney, her heirs and assigns the following described tract or parcel of land situated and being in the 12th civil district of Smith Co. Tenn, and West of the Rome and Roundlick pike, Beginning at the North East corner of the Flat Rock Academy lot, which is my south East corner beginning with the Pike Northward 20 poles to a Stake thence Westward 16 poles to a stake, thence Southward 20 poles to the Rock fence, North of said Academy thence Eastwardly with the North boundary line of said lot 16 poles to the beginning supposed to be two 2 acres be the same more or less. In addition to the above described land, I also sell and convey the following. Beginning twelve feet this side and North of the Academy lot, and Running Westward, and parallel with the Academy lot to the North West corner of said lot, and then Running twelve feet of the established line between my lands and the lands owned by T. A. Morris to the South west corner of my farm. This sale does not include the fence on my South boundary line, nor does it include the valuable timber on said land. The said Mrs. M. J. Denney agrees to put up and keep in good repair all necessary gates; and then the said Mrs. M. J. Denney builds or has built a good rock fence from E. M. Rollins farm to the two acres described in this deed. Then I am to have the fence that she builds or has built and she will then take the fences reserved in this deed. The last described land is for a road to the M. J. Denney farm. I further covenant, with the said Mrs. M. J. Denny that I am lawfully seized of said land, and have a good right to sell and convey the same and the same unencumbered. I further covenant, agree and bind myself my heirs and assigns to warrant and forever defend the title to said land to the said Mrs. M. J. Denney her heirs and assigns against the lawful claims of all persons whomsoever. February 6th 1901.

T. J. Denney

State of Tennessee, Smith County: Personally appeared before me J. R. Hibbett a Notary Public in and for said County, the within named bargainer T. J. Denney, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official Seal this 6 day of Feby 1901.

J. R. Hibbett Notary Public

Reg. Feb 9, 1901

N. J. Kemp Reg.

E. M. and Bettie Rollins to M. J. Denney

Land in the 12th District. Feb 6, 1901. (Deed Book 13, p. 191)

For and in consideration of (20.00) Twenty dollars in hand to me paid the receipt of which I hereby acknowledge. I have this day bargained and sold and do hereby transfer and convey to Mrs. M. J. Denney her heirs and assigns the following described piece or parcel of land, upon the following conditions. Said land is situated in the 12th Civil District of Smith County, Tenn, and near the Rome and Round lick Turnpike. Beginning at a stone corner twelve feet North of my South west corner and running Eastward and parallel with the established line between my farm and the Cundall land the outer length of my South line. This sale does not include the fence between my farms and the Cundall land. I also reserve the valuable timber on said land. The said Mrs. M. J. Denney agrees to put up and keep in good repair gates that are necessary and when the said Mrs. M. J. Denney builds, or has built a good rock fence the entire length of my South boundary, then I am to have the fence and she is to have the fence and she is to have the fence that I have reserved in the trade. Said land is for a road running from James W. Denney farm, to the Rome and Round Lick Pike. I further covenant with the said Mrs. M. J. Denney that I am lawfully seized of said land, and have a good right to sell and convey the same, and the same is unencumbered. I further agree and bind myself my heirs and representatives to warrant and forever defend the title to said land to the said Mrs. M. J. Denny against the lawful claims of all persons whomsoever. February 6th, 1901.

E. M. Rollins
Bettie Rollins

State of Tennessee, Smith County; Personally appeared before me J. R. Hibbett a Notary Public in and for said county, the within named bargainer E. M. Rollins & Bettie Rollins with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. And Bettie Rollins the wife of the said E. M. Rollins having personally appeared before me privately and apart from her husband the said Bettie Rollins 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 official seal this 6th day of Febry 1901

J. R. Hibbett
Notary Public

Registered Feby 9th 1901
At 1 P. M.

N. J. Kemp Regr.

J. B. and Lucy Denney to Henry Fry

7 ¼ acres in the 17th District. August 8, 1900. (Deed Book 13, p. 204)

We J. B. Denney & wife Lucy Denney have this day sold to Henry Fry a certain piece of land in the 17th Civil District Smith County, Tennessee. Bounded as follows Beginning on a Walnut B. S. Fry's S. E. Corner in H. B. Ballenger line Running thence E. 22 poles to a poplar in Gill line, thence S 38 poles, passing a hackberry corner 2 poles to a stake. Thence S 67 degrees W 44 p. to an ash, thence South 76 ½ West 22 1/5 poles to a beech tree, thence N. 64 degrees W 7 poles to a stake at a fence thence North 16 degrees East 44 1/3 poles to the beginning. Containing 7 ¼ acres be it the same ore or less. At the price Two hundred and Seventy five dollars being a note of hand and payable December 24, 1900. A lien is hereby retained in said note to secure purchase price of said land, the receipt of said note is hereby acknowledged. We covenant with the said Henry Fry that we are lawfully seized and possessed of said land, & have a lawful right to sell & convey the same, and for the said consideration we do hereby bargain sell transfer and convey the same to said Henry Fry his heirs and assigns forever. We warrant & defend the title to the above tract or parcel of land against the lawful claims of all persons whomsoever. Except of about ¼ of one acre reserved to Elizabeth Caskey & her heirs as a burial ground. We also give & grant & transfer to the said Henry fry the right of way for a road through the lands conveyed by W. D. James & wife N. J. James to Henry Craighead, and said right conveyed to us by said W. D. James & wife to the public road near the residence of the late J. S. Gill decd, with the above reservation. We warrant the title &c as above stated against the lawful claims of all persons.
Witness of hands on this 8th day of August 1900.

J. B. Denney
Lucy (her x mark) Denney

State of Tennessee, Smith County: Personally appeared before me W. H. Lincoln a Notary Public in and for said county, the within named bargainers J. B. Denny & wife Lucy Denny with whom I am personally acquainted and acknowledged that they executed the foregoing instrument for the purposes therein contained. And Lucy Denny wife of the said J. B. Denny having personally appeared before me and having been examined by me touching her knowledge of the foregoing deed, privately and apart from her husband the said J. B. Denny 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 official seal on this the 8th day of August 1900.

W. H. Lincoln, Notary Public

Registered 2 1901 at 1 P. M. N. J. Kemp Register

Samuel L. Denney to Zach Denney

Two tracts of land in the 17th District. Nov 28, 1899. (Deed Book 13, p. 377)

State of Tennessee, Smith County: Know all men by these presents, that I Samuel L. Denney for and in consideration of (\$168.75), One hundred & Sixty Eight dollars & Seventy five cents, one third in cash, this day paid the receipt whereof is hereby acknowledged, One third to be paid in twelve months & one third to be paid in Twenty four months for which note have been this day executed, with a lien retained in said notes to secure their payment. Have bargained & sold & do hereby transfer & convey to Zach Denney a one half interest in the following described tracts or parcels of land. The first tract is bounded as follows: Beginning on a rock in Wm. Heflin's line, formerly J. W. McClanahan's line, running thence North 3 degrees East 4 poles to a rock on top of the ridge, thence North 49 ½ E 37 ½ P to a hickory – thence S 89 degrees E 24 poles to a stake, thence S. 12 degrees W 35 P to said McClanahan's line thence North 85 ½ degrees W 42 poles to the beginning. Containing 14 a 1 R 22 P. The second lot is bounded as follows; beginning on a stake north of an oak, Frank Webb's corner, formerly Wards, Running thence with Frank Webb's line North 15 poles to a walnut. Thence North 78 degrees E 21 P to a stake in the road, thence South 50 degrees W with Zack Denney's line (formerly spoken of) to the beginning. Containing three roods & 20 poles in both lots 15 A 1 R 2 Poles. To have and to hold unto the said Zack Denny his heirs & assigns forever. I do covenant with the said Zack Denny that I am lawfully seized and possessed of said land & have a good right to convey it & the same is unencumbered. I do further covenant to warrant & defend the right & title to said one half interest in said parcels of land & every part thereof to the said Zack Denny his heirs & assigns against the lawful claims of all persons whomsoever. In testimony whereof I have hereto set my hand & seal on this 28th day of November 1899.

S. L. Denney

State of Tennessee, Smith County: Personally appeared before me W. H. Lincoln a Notary Public in and for said County the within named bargainer S. L. Denny with whom I am personally acquainted and acknowledged that he Executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal on this the 28th day of November 1899.

W. H. Lincoln
Notary Public

Registered Aug 20th 1901

At 10 A. M.

N. J. Kemp Register

J. L. and C. L. Evans to J. S. and Thuly Denney

104 acres in the 22nd District. August 14, 1901. (Deed Book 13, pp. 507-508)

For and in the consideration of the sum of \$500.00 Five Hundred Dollars in cash paid and the following payments to wit. One note of \$250.00 due December 26th 1902, and one note of \$250.00 due on December 26th, 1903, and one note of \$250.00 due on December 26th 1904, and one note of \$250.00 due December the 26th 1905. The receipts of which is hereby acknowledged. The J. L. Evans & wife C. L. Evans have this day bargained and sold, and by these presence do transfer and convey unto J. S. Denney and wife Thuly Denney their heirs, and assigns a certain tract or parcel of land containing 104 acres more or less lying in Smith County, Tennessee in Civil District No 22 of said county and bounded as follows Beginning on a stake in the middle of the public road leading from Stonewall to Gallatin Pike in a lo[w]gap opposite an elm tree rising thence East to an oak on top of the ridge, thence south meanders of said ridge to a double oak. Thence in and North East in direction to a walnut tree in the field, thence in an Eastern direction to a walnut tree in the original field line. Thence with said line south about 14 poles to sassafras, Thence South 3 ½ degrees East 25 poles to a stake south 64 degrees East 28 poles to a chestnut, South 27 degrees East 37 poles & 9 links to a Gum tree west 34 poles & 19 links to a stake near a sugar tree South 32 ¾ degrees East 24 poles & 16 links to a stake. South 37 ½ East 15 poles & 11 links to a sassafras South 29 ½ West 20 poles & 21 links to a Hickory. South 18 ¼ degrees West 35 polls & 20 links to a stake. South 16 degrees West 15 pole & 11 links to a stake North 29 degrees West 53 poles to the center of public road. North 6 ½ East 21 poles to a stake in the middle of the road North 11 ½ degrees East 38 poles to a stake in the middle of road North 17 degrees 40 poles & 14 links to stake in center of the road North 6 degrees East 17 poles to a stake in center of road. North 10 ¼ east 23 poles and 9 links to center of road. North 38 degrees West 18 poles to center of road. North 35 degrees West 10 poll to center of road to the beginning corner. To have and to hold the said tract of land to the said J. S. Denney and wife their heirs and assigns forever, and the said J. L. and wife doth covenant with the said J. S. Denney & wife their heirs and assigns that they are lawfully seized and possessed of said land and that they have a good right to convey the same and that the same is unencumbered and the said J. L. Evans & wife doth further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title of said land to the said J. S. Denney and wife their heirs and assigns against the lawful claims of all persons whomsoever, and there is a lien retained on said land until the above described notes are fully satisfied. This August 14th, 1901.

J. L. Evans
C. L. Evans

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 J. L. Evans and wife C. L. Evans, the bargainers with whom I am personally acquainted and who acknowledged that they Executed the within instrument for the purposes therein contained, and Mrs. C. L. Evans wife of the said J. L. Evans having personal appeared before me privately and apart from her husband the said J. L. Evans having personal appeared before me privately

and apart from her husband the said J. L. Evans acknowledged the execution of 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 official seal at Gordonsville Tennessee this 14th day of August 1901.

B. A. James Notary Public

Registered Jan 11, 1901 at 9:30 A. M. N. J. Kemp, Regr