

W. B. and Estella Robinson to W. B. Denny

1/10 interest in 117 acres in 17th Dist. Oct 28, 1901. (Deed Book 14, p. 117.)

For the consideration of Twenty five dollars cash and one note of \$225.00 due December 25, 1902, now we W. B. Robinson and wife Estella Robinson have this day bargained and sold and by these presents do hereby transfer and convey unto W. B. Denny all our right title claim and interest to a one tenth undivided interest in the following tract of land situated in the 17th District of Smith County Tennessee and bounded as follows:

Bounded on the North by Allen Carpenter, On the South by William Rollins, and by Henry P. Thomas and on the West by W. H. Carpenter, and on the East by the Alexandria Road. Containing about 117 acres more or less. To have and to old to the said W. B. Denny his heirs and assigns forever. And we do hereby covenant with the said Denny his heirs and assigns that we are lawfully seized and possessed of said land, that we have a perfect right to convey, and that the same is unencumbered. And we do further bind ourselves our heirs and personal representatives to forever warrant and defend the title to the interest herein conveyed to the said W. B. Denny his heirs and assigns forever. A lien is hereby retained on said interest to secure the payment of the note herein mentione, the said note being of even date with the deed. The sum of Twenty five dollars is paid to us in cash and the recpt. Is here acknowledged. This Oct 28th, 1901.

W. B. Robinson
Estella Robinson

State of Tennessee, Smith County: Personally appeared before me M. M. Gore Notary Public in and for said County W. B. Robinson and wife Estella Robinson the within named bargainers with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained. And Mrs. Estella Robinson the wife of the said W. B. Robinson having personally appeared before me privately and apart from her husband the said W. B. Robinson and acknowledged that she executed the within deed freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purpose therein expressed. Witness my hand and Notorial Seal this 2 day of November 1901.

M. M. Gore (N. P.) for
Smith County

Registered April 30th, 1902 at 10 O'clock A. M.
N. J. Kemp Register.

Walter Williams to Wyatt B. Denny

Interest in estate of Lewis Allison. November 28, 1889. (Deed Book 14, p. 127.)

State of Tennessee, Smith County; Whereas by inheritance I, Walter Williams am the owner of one tenth remainder interest in the tract of land where W. B. Denney now lives being the same tract of land which was conveyed by deed made by my grandfather Lewis Allison to Barbara Allison during her natural life with remainder to his children. Said tract of land containing 119 acres more or less and bounded on the North by the lands of John P. Yelton, East by J.R. Smith, South by the Alexandria Turnpike, and West by the lands of Wm. Rollins & R. J. Davis. Now I Walter Williams have this day bargained and sold and by these presents do bargain sell & convey unto Wyatt B. Denny his heirs & assigns for the consideration of One hundred & fifty dollars to me in hand paid the receipt whereof is hereby acknowledged all my right, title, claim & interest in and to said one hundred and nineteen acres of land more or less, which is the one tenth of the remainder interest in said 119 acres of land, to have and to hold the same unto the said Wyatt B. Denney his heirs and assigns forever. I do covenant with the said Wyatt B. Denny that I am lawfully seized of said remainder interest have a good right to convey it, and the same is unencumbered. I do further covenant with the said Wyatt B. Denny to warrant and forever defend the right and title to said undivided interest in remainder in said 119 acres of land to Wyatt B. Denny his heirs and assigns against the lawful claims of all persons whatever. In testimony whereof I have hereunto set my hand & seal this November 29th 1889.

Walter Williams

Attest: John P. Yelton
Mattie Turner

State of Tennessee, Smith County; This day personally appeared before me W. H. Lincoln a Notary Public for said County and State of Tennessee, with whom I am personally acquainted and who acknowledged the foregoing instrument for the purposes therein Expressed.

Witness my hand and Notorial Seal at office in New Middleton, Tennessee, on this Nov 28th 1889.

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

Registered May 7th 1902
At 4 o clock P. M.

N. J. Kemp, Regr.

Mary Rollins to Wyatt B. Denny

Interest in the estate of Lewis Allison. June 4, 1902. (Deed Book 14, p. 139)

Whereas I, Mary Rollins, widow of Taylor Rollins dec'd, and an heir at law of Lewis Allison dec'd during the life time of my husband jointly and with my husband convey into William Rollins the one tenth undivided interest in a tract of land hereinafter described which tract was deeded by the said Lewis Allison to his wife Barbara Allison her life time, and then to their heirs and whereas said William Rollins deeded the said one tenth undivided interest so purchased from me to L. A. Rollins, and whereas L. A. Rollins sold and conveyed the said interest to W. B Denny, and whereas the deed from me and my husband to William Rollins has never been registered and is lost or destroyed and cannot now be found for registration; and whereas I am willing and anxious that said Denny's chain of title be complete on the records: Now, in consideration of the premises, I Mary Rollins do release and quit claim forever to the said W. B. Denny, all right, title, claim, and interest I have, or may ever have had to said land, to him, heirs and assigns forever. Said land is situated in the 17th Civil District of Smith County, Tennessee, and bounded as follows: North by the lands of Albert Carpenter formerly owned by Jno. P. Yelton, East by a tract of land bought by W. B. Denny from the heirs of J. R. Smith, South by H. P. Thomas and William Rollins. And on the West by W. H. Carpenter, Containing 118 acres more or less. This June 1902.

Mary Rollins

State of Tennessee, Smith County; Personally appeared before me the undersigned Notary Public, Mary Rollins with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed given under my hand and seal this the 4 day of June 1902.

W. H. Lincoln Notary Public
For said County

Registered June 6th, 1902 at 3 o'clock P. M.

N. J. Kemp Register

W. H. Cowen to Robert Denny

6 acres in the 15th District. August 20, 1898. (Deed Book 114, p. 196)

I W. H. Cowen have this day sold to Robert Denny a certain piece or parcel of land in the 15th District Smith County, Tennessee, Bounded and described as follows. Beginning on a Rock fence at Nixon's corner of lot Running thence Southward up the hill 117 yards to a rock at the corner of a Rock fence thence South Eastward into the Rock fence and Hedge 244 yards to a rock, thence North East course with the George Crawford North boundary line and to the center of a branch. Thence Northward to a rock at the head of a Spring – thence Northward to a gate post on the South west side of the public road. Thence with said road to the beginning containing by estimation Six acres more or less at the price of one hundred and Six dollars due and payable the 25th December 1899. We covenant with the said Robert Denny that I am lawfully seized of said land and have the right to see and convey the same, and for said consideration when paid. 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 20th day of August 1898.

W. H. Cowen

State of Tennessee, Smith County; Personally came before me B. A. James Notary Public for said County W. H. Cowen the foregoing bargainer with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and Notarial Seal at office on this the 20th day of August 1898.

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

Received August 12, 1902 at 11:30 A. M.
N. J. Kemp, Register.

G.R. and Nancy A. Glover to Robert Denny

50 acres in 8th District. August 6, 1902. (Deed Book 14, p. 197)

For and in consideration of the sum of Four hundred and fifty dollars (450) dollars to be paid in installments as follows: one note due January the 1st 1903 for one hundred dollars, one note due Jan 1st 1904 for one hundred and Sixteen; one note due Jan the 1st 1905 for one hundred and Eighteen dollars; one note due Jan the 15th 1906 for one hundred and Sixteen dollars; all the above notes to bear interest from Jan 1st 1903. We G. R. Glover and wife Nancy A. Glover have bargained and sold and by these presents do transfer and convey unto the said Robert Denny his heirs and assigns a certain tract or parcel of land in the 8th Dist of Smith County, State of Tennessee, as follows: Beginning on a rock near Mrs. Draper's rock fence running in a Northern direction to a rock on top of the hill in Isaach Lynch's line – thence with said Lynches line in a northern direction, a rock corner in John McDonald's line – thence in a Southwestern direction with the ridge to a small poplar corner – thence with McDonald's line in a western direction to a rock in J. C. Blair's east corner – thence in a Southwestern direction with said Blair's line to a black gum, thence in a Southern direction with the said Blair's line to a beech corner, the same being J. C. Blair's and H. R. Sullin's corner – thence in an Eastern direction with H. R. Sullin's line to the beginning, containing by estimation Fifty acres be the same more or less. To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Robert Denny his heirs and assigns forever. And we do covenant with the said Robert Denny that we are lawfully seized and possessed of said land in fee simple and we have a good right to convey it, and the same is unencumbered. And we do further covenant and bind our heirs and representatives to warrant and forever defend the title to said land to the said Robert Denny his heirs and assigns against the lawful claims of all persons whomsoever. A lien is expressly retained upon the property herein conveyed to secure all the deferred payments of purchase money. Witness our hands this 6 day of August 1902.

G. R. Glover
Nancy A. Glover

State of Tennessee, Smith County; Personally appeared before me W. B. Wyatt a Notary Public in and for said County and State, the within named G. R. Glover and wife Nancy A. Glover, the bargainiers with whom I am personally acquainted and who acknowledged that they executed the within deed instrument for the purposes therein contained and Nancy A. Glover, wife of the said G. R. Glover having personally appeared before me privately and apart from her husband the said G. R. Glover, 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 official seal at office. Tennessee, this 6th day of August 1902.

W. B. Wyatt
Notary Public

Registered August 12, 1902 at 11:30 A. M.

N. J. Kemp, Register

Eliza Nollner to Robert Denney

17 acres in the 9th District. Oct 15, 1902. (Deed book 14, p. 293.)

I Eliza Nollner for the consideration of \$300.00 dollars cash in hand to her have this day bargained and sold transferred and conveyed unto Robert Denney a certain piece of land lying in the County of Smith in the State of Tennessee on the waters of Boldings branch in the 9th Civil District Bounded as follows: On the East by Rufus Preston, North by Robert Denney, West by Tone Williams, South by Jon Harris containing by estimation 17 acres be the same more or less. To have and to hold to the said Robert Denney his heirs and assigns forever. I covenant with the said Robert Denney that I am lawfully possessed of said land; and have a right to convey it and that the same is unencumbered. I further warrant and bind myself to defend the title of said land against the lawful claims of all persons whatsoever. Given under my hand the 15th day of October, 1902.

Eliza (her x mark) Nollner

State of Tennessee, Smith County; Personally appeared before me Robert Nixon Notary Public for said County the within named bargainer Eliza Nollner with whom I am personally acquainted, and who acknowledged that she executed the attached instrument for the purposes therein contained. Witness my hand and Notarial Seal this the 15 day Oct 1902.

Robert Nixon N. P.

Registered October 27th, 1902 at 10 o'clock A. M.
N. J. Kemp, Register.

M. L. Wright to Walter R. Denney

House and lot in Dixon Springs. December 21, 1901. (Deed book 4, p. 396.)

Whereas John H. Crain by deed dated the 14th day of June 1895 conveyed to me in trust a house and lot situated in Dixon Springs, Tennessee, Smith County, district No 4, bounded as follows: on the North by S. C. Bridgewater, on the East by the street leading up Dixon's Creek, on the South by S. M. Young and on the West by W. T. Stalcup and S. C. Bridgewater, which deed was made to secure me, as the guardian of William Russell Wright the payment of Seven hundred and thirty dollars and forty cents, \$730.40 and contained a power to sell the said house and lot in case the said debt was not paid by the 18th day of June 1897; and the debt not being paid I have proceeded according to the terms of said trust deed to advertise and sell said house and lot, at public sale, and struck off and sold the same to Walter R. Denney for Twelve hundred and ten dollars \$1210.00, that being the highest and best bid, Therefore in consequence of the promises, and the power in me vested by said deed, and in consideration of the sum of Twelve hundred and ten dollars, \$1210.00 to me paid. I as trustee as aforesaid do transfer and convey to the said Walter R. Denney his heirs and assigns forever all the right and title vested in me by said trust deed to the above described house and lot. To have and to hold to the said Walter R. Denney his heirs and assigns forever. And I do further transfer and assign to the said Walter R. Denney his heirs and assigns all the right and benefit of said warranty in said trust deed to me contained in a full a manner as under said deed, I can, or should: but I assign and convey as trustee and not otherwise; This 21st day of December 1901.

M.L. Wright, Trustee

State of Tennessee, Smith County; Be it remembered that on the 27th day of December 1901 before me R. M. Potts Notary Public duly commissioned residing in said County, personally appeared M. L. Wright Trustee the bargainer in the following conveyance with whom I am personally acquainted, and acknowledged that he executed the foregoing conveyance, and for the purposes therein expressed. In witness whereof I have hereunto set my hand & official seal at Hartsville Tennessee the day and year last above (named) mentioned.

R.M. Potts
Notary Public

Registered Jan 26th, 1903 at 11:30 A. M.

N. J. Kemp, Register

Walter R. & Nannie Alexander Denney to D. B. Wright

House and lot in Dixon Springs. October 1, 1901. (Deed book 4, p. 397.)

For and in consideration of the sum of the sum [sic] of Twelve hundred and ten (\$1210) cash in hand paid, the receipt of which is hereby acknowledged, I have this day bargained and sold and do hereby transfer and convey to D. B. Wright his heirs and assigns the following described lot situated in Dixon's Spring Smith County Tennessee and bounded as follows viz. On the North by S. C. Bridgewater, To have and to hold to the said D. B. Wright his heirs and assigns forever. I further covenant with the said Wright that I am lawfully seized of said lot and have a good right to convey the same and I hereby agree to warrant and forever to defend the title to the said lot against the lawful claims of all persons whomsoever. Oct 1st 1902.

Walter R. Denney
Nannie Alexander Denney

State of Tennessee, Smith County: Personally appeared before me J. W. Duffy a Notary Public in and for said County, the within named bargainers Walter R. Denney and wife Nannie Alexander Denney with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. And Nannie Alexander Denney wife of the said Walter R. Denney having personally appeared before me, privately and apart from her husband, the said Walter R. Denny acknowledged the execution of the said instrument to have been done by her freely voluntarily and understandingly, without compulsion or restraint from her said husband and for the purposes therein expressed. Witness my hand and official seal this 2 day of October 1902.

J. W. Duffy
Notary Public

Registered Jan 26th 1903
At 1. o'clock P. M.
N. J. Kemp Register

A. H. Young and Sallie B. Young to Walter R. Young

152 acres. January 27, 1903. (Deed book 4, pp. 413-414.)

For and in consideration of the sum of Seventy five hundred dollars, to be paid by installments as follows viz: Twenty five hundred dollars cash the receipt of which is hereby acknowledged; Twenty five hundred dollars to be paid on the Twenty seventh day of January 1904, and Twenty five Hundred dollars to be paid on the Twenty seventh day of January 1905. For which two amounts last named W. R. Denney has executed to us his promissory notes bearing date of the indenture with interest at 6%. We have this day bargained and sold and do hereby transfer and convey to W. R. Denney his heirs and assigns the following described tract or parcel of land lying in the 4th Civil district of Smith County and 1st Civil district of Trousdale County, Tennessee, and bounded as follows beginning at a stake in the old line between the lands formerly owned by R. L. Wright decd, and the lands Eliza Jenkins the owner of the lands of Mrs. Mary W. Sanderson Running thence North 110 Poles to a rock in the center of the road, marked with the initials W. R. D. on one side, W. W. J. on one side, and A. H. Y. on the other side. Thence East 115 Poles to a rock in the road marked with the initials W. R. D. on one side. Thence South 38 degrees East 136 poles to near the creek, Thence down the creek with its meanders, in all 31 ¼ Poles to the center of the green spring. Thence North 40 degrees West 9 Poles to a stake, thence North 37 degrees East 18 poles to a stake, Thence West 186 Poles to the beginning containing by estimation 152 acres his heir sand assigns forever. We covenant with the said W. R. Denny that we are lawfully seized of said land, and the same is unencumbered and we have a good right to convey the same and we hereby agree to warrant and defend the title to said land against the lawful claims of all persons whomsoever. Now from the conveyance there is excepted a road way 20 feet wide beginning at the public road leading from the Hartsville pike to Cedar bluff and running thence South 38 degrees East with the line of G. M. Allen 73 poles to the bend of road where it curves toward the river, the road bed at the curve to remain at its present location, Thence with the center of the road 10 feet on either side to Mrs. W. Anderson's line. We hereby agree that W. R. Denny his heirs and assigns his family and tenants now living or that may hereafter live shall have the privilege and right to pass over to and from any part of said road, and to have exclusive control of the gate and the privilege of moving the same to any part of the road that he may see fit. It is expressly agreed and understand that the title to the above road rests and remains in us and that W. R. Denny his heirs and assigns shall at no time lock the gate thereon or otherwise obstruct said road. We further covenant with said W. R. Denney that lines between the land herein conveyed and the land of Mr. Mary W. Anderson and Mrs. Eliza Jenkins and the land of G. M. Allen are agreed lines, and that the fences are upon said line. A lien is retained upon said land for the purchase money. Jan 27, 1903.

A. H. Young
Sallie B. Young

State of Tennessee, Smith County; Personally appeared before me J. W. Duffy N. P. in and for said County, A. H. Young and Sallie B. Young the within named bargainers with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained and Sallie B. Young wife of the said A. H.

Young having appeared before me privately and apart from her husband the said A. H. Young 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 Feb 2nd 1903.

J. W. Duffy, N. P.

Registered Feb 4th 1903
At 10 o'clock A. M.
N. J. Kemp, Register

