

Robert and Catherine Denney to Ira Denney

Interest in the estate of William Denney. November 28, 1901 (Deed Book 15, p. 172)

We Robert Denny and wife Catherine Denny for the consideration fifty Dollars to us in hand have this day bargained and sold and hereby transfer our undivided interest to Ira Denney in a certain tract of land lying on the head waters of Falling Branch in Civil District No 7 of Smith County, Tennessee, known as the lands of William Denney, bounded as follows South by William Nixon, East by J. B. Williams, North by J. B. Williams, West by J. B. Williams we covenant with the said Ira Denney that we are boffialcus [?] of said land and have a right to convey the same it being unencumbered we further covenant with the said Ira Denny his heirs and assigns that we will warrant and defend the title and ever part thereof against the lawful claims of all persons howsoever whereunto we have this day set our hands. This November the 28th 1901

[actually the deed is spelled as follows: We Robert Denny and wife Cathrine Denny for the consideration fifty Dollars to us in hand have this day bargain and sold and and her by transfer our undivided in tres to Ira Denny in a certain tract of land lying one the head waters of folling branch in civil District No 7 of Smith County Tenn none as the lands of William Denny bounded as follers South by William Nixon East by J. W. Williams North by J. B. Williams West by J. B. Williams we covent with the said Ira Denny that we our boffialcus of said land and have a right to convey the same it being unencumbered we further coventent with the said Ira Denny his ours and a signes that we will warent and defend the title and ever part thar off aganst the loffel clames of aull persens howel so ever whereunto we have this day set our hands. This November the 29th 1901]

Robert Denney
Cathrine Denney

State of Tennessee, Smith County; Personally appeared befour me T. P. Cheek. A Notery Public for the four said county Robert Denny the within name bargner with home I am persenaly acquainted and act knolley the with in Deed for the purpis herin express. And so Cathrine Denney the wife of the said Robert Denny and act nkolley the execusien of said deed toe have ben done volunterly and understandingly for the purpis herein express. Witness my hand an Notery ceal This November the 28 1901 [It would appear that the notary public was the one with the spelling weakness.]

F. P. Cheek. N. P.
For Smith Co.

Reg Oct 5th 1903

At 1 P.M.

N. J. Kemp Reg.

(Kemp must have been very scrupulous in registering deeds, as otherwise he would have corrected the horrible spelling in this case!)

Narcissia, W.H., Lillie, & Josie Denny to T.J. Arrington

6 $\frac{3}{4}$ acres in the 12th District. December 29, 1903. (Deed Book 15, p. 273.)

For and in consideration of the sum of Two hundred and twenty two dollars and Sixty seven cts, to be paid on the 1st day of January 1904 for which amt. T. J. Arrington gives his promissory notes, of even date of the deed, to W. H. Denney due and payable as above stated and to secure the payment of said note a lien is hereby retained on the land herein conveyed. We have bargained and sold and by these presents do transfer and convey unto the said T. J. Arrington his heirs and assigns a certain tract or parcel of land in 12th district Smith County State of Tennessee as follows. Bounded on the North by lands of T. J. Arrington, on the South and East by lands of W. H. Denny and on the west by lands of W. B. Denny containing 6 $\frac{3}{4}$ acres 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 said T. J. Arrington forever. And we do covenant with the said T. J. Arrington that we are lawfully seized and possessed of said land in fee simple have a good right to convey it and the same is unencumbered And we do further covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to said land to said T. J. Arrington his heirs and assigns against the lawful claims of all persons whomsoever. Witness our hands this 29th day of Dec 1903.

Narcissia J. Denny, W. H. Denney
Lillie Denney, Josie Denney

State of Tennessee, Smith County; Personally appeared before me J. W. Duffy a Notary Public in and for said County and State the within named W. H. Denny and wife Josie Denny and Narcissia J. Denny and Lillie Denny the bargainers with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. And Josie Denney wife of the said W. H. Denny having appeared before me privately came apart from her husband the said W. H. 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 my hand and official seal this December 29th 1903.

J. W. Duffy N. P.

Registered Jan 4th, 1904
At 10 o'clock A. M.
N. J. Kemp Regr.

J. M. & Elizabeth Watts to Brown Denney and F. Agee

16 acres in the 17th District. January 11, 1904. (Deed Book 15, p. 291.)

We J. M. Watts & wife Elizabeth Watts have this day bargained sold & do hereby transfer & convey to Brown Denny & Frank Agee their heirs & assigns for the consideration of Four hundred dollars payable as follows. One hundred & twenty nine dollars & seventy eight cents cash in hand payed, the receipt of which is hereby acknowledged. Executing their promissory note Five hundred and seventy dollars and thirty two cents due October 1st 1904. bearing interest from & after this date with a lien retained on said land to secure the payment of this note. A tract or parcel of land lying in Civil Dist. No 17 Smith County Tennessee containing Sixteen acres more or less, & Bounded as follows Beginning at a rock fence in the North East boundary line of J. J. Woodson's line. Thence North 55 degrees West 66 2/3 poles to a hackberry & rock in the fence. Thence with hollow Southward to a rock in the line of J. M. Watts & J. J. Woodson near a walnut tree. Thence Eastwardly with J. J. Woodson's North boundary line to the beginning. To have & to hold the same to the said Brown Denney & Frank Agee their heirs & assigns forever we do covenant with the said Denny & Agee that we are lawfully seized & possessed of said land, & have a good & lawful right to convey it, & that the same is unencumbered we do further covenant & bind ourselves our heirs & representatives to warrant & forever defend the title to the said land & every part thereof to the said Brown Denney & Frank Agee their heirs & assigns against the lawful claims of all persons whomsoever. This January 11, 1904.

J. M. Watts
Elizabeth Watts

State of Tennessee, Smith County; Personally appeared before W. H. Lincoln a Notary Public in and for said County, the within named bargainers J. M. Watts & wife Elizabeth Watts with whom I am personally acquainted and acknowledged that they executed the foregoing instrument for the purposes therein contained and Elizabeth Watts wife of the said J. M. Watts 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. M. Watts 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 11th day of January 1904.

W. H. Lincoln
Notary Public

Registered January 16th 1904
At 10 o'clock A. M.
N. J. Kemp Register

Thomas J. and Jane Denny to Lucy Williams

25 acres in the 12th District. February 3, 1904. (Deed Book 15, p. 308.)

For and in consideration of Four hundred dollars (\$400.00) and the further consideration of one mare valued at (\$100) one hundred dollars, we Thos. J. Denney and wife Jane Denney have heretofore sold and do herein deed transfer and convey to Mrs. Lucy Williams her heirs and assigns and representatives forever the following described tract of land situated in the 12th District Smith Co., Tenn. And bounded as follows to wit: Beginning at a point in Rollins line 85 links South of center of branch Stone Pt. beside of Rock fence, thence with Rollins line and fence 14.80 chains to a point 12 feet North of rock fence Crandall's line; thence Eastward parallel and 12 feet North of said rock fence with Jim Denny's Right of way 14.35 chains to a stone 12 feet from aforesaid Rock fence thence Northward with Dennys line 4.88 Chs. To stone thence S. 84 ½ E 3.70 Chs to center of Mofield Pike. Stone Pt. on west side of same, thence 48 ½ E with center of pike 9.80 Chs to Iron Pin 33 lins w of stone Pt thence westward 19.45 Chs to Beginning. Containing (25) Twenty five acres. To have and to hold to the said Mrs. Lucy Williams her heirs assigns & representatives forever. We covenant with said Lucy Williams that we are lawfully seized and possessed of aforesaid tract of land have a good right to deed sell transfer and convey this title to said land against the lawful claims of all persons whomsoever, Said land is unencumbered with a mortgage on this and an adjacent 35 acres tract to the amount of \$350 more or less with Mortgages hold by one Mr. Squires. Now we the undersigned herein agree to set apart of the aforesaid \$400.00 cash consideration as is necessary to be applied at once to paying the fees of said Mortgage thereby leaving this tract unencumbered for witness we sign our names this Feby 3, 1904.

T. J. Denny
S. J. Denny

State of Tennessee, Smith County; Personally appeared before me A. Oliver a Notary Public in and for said County the within named bargainers Thomas J. Denny with whom I am personally acquainted and who acknowledged that they executed the annexed instrument for the purposes therein contained and Jane Denny wife of the said Thomas J. Denny having appeared before me privately and apart from her husband the said Thomas J. Denny, 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 this 3 day of Feby 1904.

A. Oliver
Notary Public

Registered Feby 8th 1904
At 3:30 P. M.

N. J. Kemp, Repr.

H. R. and Mary Sullens to Ira Denney

Interest in the estate of William Denney. November 21, 1903. (Deed Book 15, p. 427.)

For and in consideration of the sum of One hundred dollars cash in hand paid the receipt of which is hereby acknowledged I Mary Sullens have bargained and sold and by these presents do transfer and convey unto the said Ira Denny his heirs and assigns my entire undivided interest in the form of my Father Wm. Denney, Decd. lying in the 7th District of Smith County, Tennessee, bounded as follows: On the North by Tom & Shelie Williams, East by J. B. Williams South by J. B. Williams, West by John Harrison, containing by estimation Fifty acres, more or less. To have and to hold the said tract of parcel of land with the appurtenances Estate, title and interest thereto belonging to the said Ira Denny his heirs and assigns forever. And I do covenant with the said Ira Denny that I am lawfully seized and possessed of said land and have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself my heirs and representatives to warrant and forever defend the title to said land, Ira Denney his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this the 21st of November 1903.

H. R. Sullens
Mary Sullens

State of Tennessee, Smith County; Personally appeared before me W. B. Wyatt a Notary Public in and for said County the within named bargainer, Mary Sullens with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 21 day of Nov 1903.

W. B. Wyatt
Notary Public

Registered May 9th 1904
At 9 o'clock A. M.
N. J. Kemp Register

Ira and Carrie Denney to Tom and Shelie Williams

Interest in the estate of William Denney. March 29, 1904. (Deed Book 15, p. 428.)

For and in consideration of the sum of Four hundred Ninety dollars, Two hundred and fifty dollars cash in hand paid the receipt of which we hereby acknowledge. We Ira Denney & wife Carrie Denney have this day bargained and sold and do by these presents transfer and convey unto Tom & Shellie Williams our undivided interest (this transfer includes 5 shares as follows Robert Denney & wife, Mary Sullen, Jno. Denney & wife, S. Denney, M. Vaden & wife Docia Vaden, and my own all of which I transfer to said Tom & Shelie Williams) as heirs of William Denney, deceased, in the following tract or parcel of land, the same being and lying in the 9th District of Smith County, State of Tennessee and Bounded as follows to wit: on North by Tom & Shelie Williams, on East by Jno. Bates, South & West by Beet Williams, containing by estimation 47 acres be the same more or less, to have and to hold so far as our said undivided interest is concerned to said Tom & Shelie Williams their heirs and assigns. We covenant with the said Tom & Sehhe Williams and bind ourselves our heirs and representatives to warrant and forever defend the title to said land so far as our said undivided interest is concerned to the said Tom & Shelie Williams against the lawful claims of all persons whomsoever. I Ira Denney reserved Graveyard, what is in enclosure, this 29 day of March 1904.

Ira Denney
Carrie Denney

State of Tennessee, Smith County; Personally appeared before me Robt. Heflin a Notary Public in and for said County the within named bargainer Ira Denney with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. And Carrie Denney wife of the said Ira Denney, having personally appeared before me privately and apart from her husband, the said Carrie Denney 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 29 day of March 1904.

Robt. Heflin
Notary Public

Registered May 9, 1904
At 9 o'clock A. M.
N. J. Kemp Regisger.

J. S. & Darthuly Denny to Tom & Shelie Williams

Interest in the estate of William Denney. March 22, 1904. (Deed Bok 15, p. 429.)

For and in consideration of the Sum of One hundred dollars each in hand paid the receipt of which we hereby acknowledge we J. S. Denny & wife Darthuly Denny, and further we Meridy Vaden & wife Theodocia Vaden, for the consideration of One hundred dollars, Fifty dollars cash in hand paid, and one note of Fifty dollars this day executed, we have this day bargained sold and do by these presents transfer and convey to Tom & Shelia Williams our undivided interest as heirs of William Denney Deceased in the following tract or parcel of land the same lying and being in the 7th District of Smith County State of Tennessee, and bounded as follows (viz) on the North Tom & Shelie Williams, on the East by John Harrison, South East by John Bates South West by Beth Williams, containing by estimation 47 acres be the same more or less. To have and to hold so far as our said undivided interest is concerned to the said Tom & Shelie Williams their heirs and assigns. We covenant with the said Tom & Shelie Williams (their heirs and assigns) and bind ourselves our heirs and representatives to warrant and forever defend the title to the said land, so far as our said undivided interest is concerned to the said Tom & Shelia Williams against the lawful claims of all persons whomsoever. This 22nd day of March 1904.

Witness:

Martha Meachum

J. S. (his x mark) Denney
Thuly Denny
Meridy Vaden
Dosha Vaden

I sign over the within deed to Tom & Shelie Williams

State of Tennessee, Smith County: Personally appeared before me W. M. Meachum a Notary Public in and for the aforesaid county and State, J. S. Denney & wife Darthuly Denney, Meridy Vaden & wife Theodosia Vaden, the foregoing bargainers with whom I am personally acquainted and acknowledged that they executed the foregoing instrument for the purposes therein contained. Said Darthuly Denney wife of the said J. S. Denney, Theodocia Vaden, wife of the said Meridy Vaden having appeared before me privately and apart from their said husbands, acknowledged the execution of the said instrument and that it was done freely voluntarily and understandingly without compulsion or constraint from their said husbands and for the purposes therein expressed. Witness my hand and official seal at office in Smith County, Tennessee, this the 22nd day of March 1904.

W. M. Meachum
Notary Public

Received May 9th 1904

At 9 o'clock A. M.

N. J. Kemp Register

T. J. and Jane Denney to Bettie Eastes

35 acres in the 12th District. April 7, 1904. (Deed Book 15, p. 430)

For and in consideration of the sum of Nine hundred dollars to us in hand paid, the receipt of which we hereby acknowledge We T. J. Denney & Janey Denney have this day bargained and sold, and do hereby transfer and convey to Mrs. Bettie Eastes all our right and title in the following described tract or parcel of land situated in the 12th civil district of Smith County, Tenn, Beginning in the middle of pike (Iron Pin) thence Northward with said Cooksey and Tunstall corner. Thence Westward with Public road and Tunstalls line to the Rollins and Tunstall corner. Thence South with Rollins line to Mrs. Williams Rock corner, Thence East with Lucy Williams line to the beginning containing Thirty five acres be the same more or less. We covenant with the said Mrs. Bettie Eastes that we are lawfully seized of said land and have a good right to convey the same, and that the same is unencumbered and further agree to bind ourselves and representatives forever warrant and defend the title of said land against the lawful claims of all persons whatsoever. We further agree to give possession of the new house in 7 days and entire possession within 15 days. This 7 day of April 1904.

T. J. Denney
S. J. Denney

State of Tennessee, Smith County; Personally appeared before me J. P. Ward a Notary Public for and in aforesaid County and State T. J. Denny the bargainer and acknowledged the Execution of attached deed for the purpose therein contained. And Janey Denny wife of said T. J. Denney having appeared privately and apart from her said husband the said Janey Denney acknowledged the Execution of said deed to have been done by her freely voluntarily and understandingly without any compulsion or constraint in any way. This the 7th day of April 1904.

J. P. Ward
Notary Public

Registered May 10th, 1904
At 2 o'clock P. M.
N. J. Kemp Register

Robert and V. J. Denney to Malone & Wauford

106 acres in the 9th District. January 16, 1904. (Deed Book 15, p. 437.)

We Robert Denney & wife V. J. Denney have this day sold to Malone & Wauford a tract of land in 9th District Smith County, Tennessee for the consideration of (\$2070.00) Two Thousand Seventy & no/100 dollars on the following payments. First note (\$1010.00) Thousand Ten & no/100 Dollars Due Dec 24th 1904. Second and last note for (\$1060.00) Thousand Sixty & no/100 Dollars due Dec 24th 1905 for which a lien is retained for the full payment of the above described note in whomsoever hands they may fall. Said land is lying on the head of Bouldings Branch and Bounded as follows: On the East by Preston, on North by P. C. Heflin, on South by Harris & Williams, on West by Williams containing by estimation 106 acres be the same more or less. To have and to hold the same unto the said Malone & Wauford their heirs and assigns forever. 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. For witness whereof we have hereunto set our hands on this the 16th of January 1904.

R. B. Denney

V. J. Denney

State of Tennessee, Smith County; Personally appeared before me Robert Heflin a Notary Public in and for said County, the within named bargainer, Robt. Denney, with whom I am personally acquainted, and who acknowledged, that he executed the within instrument for the purposes therein contained. And V. J. Denney wife of the said Robt. Denny, having personally appeared before me privately and apart from her husband the said Robt. Denney 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 16 day of January 1904.

Robt. Heflin

Notary Public

Registered May 17th, 1904

At 9 o'clock A. M.

N. J. Kemp, Register.

Arthur Denney to Tom & Shellie Williams

Interest in the estate of William Denney. April 2, 1904. (Deed Book 15, p. 438.)

Know all men by these presents that I Arthur Denney of the County of Smith and State of Tennessee am held and firmly bound to Tom & Shellie Williams of the County of Smith and the State of Tennessee, in the sum of Two hundred Fifty dollars to be paid to said Tom & Shellie Williams on his Executors, administrators or assigns by the payment whereof I bind myself, my heirs, Executors and administrators firmly by these presents, Sealed with my seal and dated the 2nd day of April A. D. 1904. The condition of this obligation is that if the said Arthur Denney, upon payment of Fifty dollars cash in hand paid, and note given for Eighty Five dollars as agreed and promised by said Tom & Shellie Williams agreeable to his promissory note dated April 1st 1904, and made payable as follows to wit. On or before Dec 24, 1904 we or either of us promised to pay to the order of (Arthur Denney and) John Denney (his guardian) the sum of Eighty five dollars being balance his share of land in William Denney (Deceased) land.

This April 2nd 1904

Tom & Shellie Williams

Shall convey to said Tom & Shellie Williams or his heirs Executors or assigns forever the following described real estate situated lying and being in the County of Smith and State of Tenn, to wit in 7th District, bounded as follows: On East by John Harrison, West by Beth Williams, South by John Bates, North by Tom & Shellie Williams, deed or deeds in command, forever duly executed and acknowledged and in the mean time shall permit said Tom & Shelia Williams to occupy and improve said premises for his own use, then this obligation shall be void, otherwise it shall remain in full force. This contract is such that the one hundred thirty five dollars includes his interest (Arthur Denney) and support after the year 1904.

Arthur Denney

J. S. (his x mark) Denney Guardian

Signed sealed and delivered in presence of H. S. Manning W. J. Kelley

Be it remembered that on the 2nd day of April A. D. 1904 before the undersigned a Notary Public within and for the County of Smith, personally came Arthur Denney, who is personally known to me to be the same person whose name is subscribed in the foregoing instrument of writing as the obliged therein, and acknowledged the same to be his free act and deed for the purposes therein mentioned. In testimony whereof I have hereunto set my hand and affixed my official Seal at my office in Cowensville the day and year first above mentioned.

Robert Heflin

Notary Public

Registered May 18, 1904 At 9 o'clock A. M.
N. J. Kemp, Register