

Rufus and Susan Preston to R. B. Denney

108 acres in the 9th District. January 23, 1904. (Deed Book 17 pp. 17-18.)

We Rufus Preston and Susan Preston have this day sold to R. B. Denney a certain piece of land in the 9 Civil District of Smith County, Tennessee. Bounded as follows, Beginning on a dogwood (W. B. Reynolds Corner) near S. J. Lancaster's Spring, thence S 10 degrees E 85 poles to a corner rock (Hunter Corner) Thence N. 82 W. 9 poles to a white walnut, Thence 75 degrees W. 27 1/5 poles to a Mulberry, Thence S. 70 poles to an oak, Thence S 60 degrees W 24 poles to a small Buckeye Thence N 87 W 20 poles to black Gum (Reynolds corner and Harris) thence N. 13 degrees W 33 1/5 Poles to a Stake thence N 8 degrees E. 22 poles to a stake, thence N 18 degrees E 50 1/5 poles to an oak thence 4 degrees W 14 poles to a stake, thence N 10 degrees West 4 3/5 poles to a stake, thence N 26 degrees E 11 1/5 poles to a stake (Dogwood Pointer) thence N. 26 degrees E 6 poles to a black walnut, thence N. 42 degrees E. 22 poles to a rock (Heflin's & Denny Corner) thence N. 29 degrees E 6 4/5 poles to an oak, thence 60 degrees E 26 4/5 poles to a stake thence 44 degrees East 10 4/5 poles to McCaleb's rock corner, Thence S. 75 degrees East 27 1/2 poles to a stake in McCaleb's line S. 10 degrees E. 85 3/4 poles to a stake (Cowen's & Reynolds Corner) Thence S. 49 degrees W 15 1/5 poles to the beginning containing one hundred and eight acres 2 roods and 25 Rods be it the same more or less at the price of Twenty five hundred dollars due and payments as follows. One thousand and ten dollars (\$1010.00) due and payable the 25th December 1904 and the remainder of four hundred and thirty Dollars due and payable the 25 December 1906 for all of the said payments. The said R. B. Denney has executed to us his promissory notes of this date and due respectfully as represented as above stated, and a lien being expressly retained upon said lands to secure the payments of said purchase money. The said Preston and wife agree and hereby Guarantees to the said Denney shall have right of way to the public Road, from said lands we hereby conveyed to him. The covenant with the said R. B. Denney that we are lawfully seized of said lands and premises and have the right to sell and convey the same and for said consideration, we hereby bargain sell transfer and convey the said lands and premises to the said R. B. Denney and bind ourselves our heirs and personal representatives to warrant and defend the title to the same to him his heirs or assigns forever against the lawful claims of all persons whomsoever. Witness our hands on this the 23rd January 1904.

Rufus Preston

Susan (her x mark) Preston

State of Tennessee, Smith County; Personally appeared to me B. A. James Notary Public for the State and County aforesaid. The within bargainer Rufus Preston and wife Susan Preston whom they executed the attached instrument for the purposes therein contained and Mrs. Susan Preston wife of the said Rufus Preston having appeared before me privately and apart from her said husband the said Rufus Preston and acknowledged the execution 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 office in the Town of Gordonsville, Tennessee on this the 23rd day of January 1904.

B. A. James, N. P.

For Smith County, Tennessee

Recorded Dec 6, 1905 at 10:30 o'clock A. M.

N. J. Kemp, Register

R.B. and Vicie Denney to William Ray

108 acres in 9th District. Dec 2, 1905. (Deed Book 17, p. 18-19)

We R. B. Denney and wife Visie Denney have this day sold to Wm. Ray a certain piece or parcel of land in the 9th civil District of Smith County, State of Tennessee, Bounded as follows Beginning on a dogwood Reynolds corner near R. B. Denney's Spring, thence S. E. 85 poles to a rock Hunter's corner, thence N 82 109 poles to a black gum, Reynolds and Harris's corner, thence N 15 degrees W 35 ½ poles to a stake, thence N 8 degrees E 22 poles to a stake, thence N 18 degrees E 0 ¼ poles to an oak, thence 4 degrees W 14 poles to a stake, thence N 10 degrees W 4 3/5 poles to stake thence N 26 degrees 6 poles to a black locust, thence N 42 degrees # 22 poles to a rock Heflin & Warford's corner. Thence N 29 degrees E 6 1/3 poles to an oak, thence N 20 degrees E 26 poles to a hackberry thence N 9 degrees E. 10 ¾ poles to a marker rock corner. Thence S. 75 degrees E. 27 ½ poles to a stake in McCaleb's line, thence S 10 degrees 85 23 poles to a stake Cowen and Reynolds corner, thence S 49 degrees W 15 1/3 poles to the beginning containing one hundred & eight acres 2 Roads and 25 rods be the same more or less at the price of twenty seven hundred and fifty dollars \$2750 ____ and payable as follows. One thousand \$1000. dollars due and payable the 24th day of Dec. 1906 when possession will be given and one thousand \$1000 dollars due and payable the 24 day of Dec 1907, and the remainder of Seven hundred and fifty \$750 dollars, due and payable the 24th day of Dec 1908 and for all of the said payments the said Wm. Ray has executed to us his promissory notes of this date and due respectfully as stated above and a lien being expressly retained upon said lands to secure the payments of said purchase money and the said Denney and wife agree and hereby guaranties to the said Wm. Ray shall have wright of way to the public road from said land hereby conveyed to him we covenant to him with the said Wm. Ray that we are lawfully seized of said land and have a right to convey it and for the said consideration we hereby bargain sell transfer and convey the said lands and promises to the said Wm Ray and bind ourselves our heirs and personal representatives to warrant and defend the title to the same to him his heirs and assigns forever against the lawful claims of all persons whomsoever witness our hands on this the 2nd day of Dec 1905.

R. B. Denney
Vissie Denney

State of Tennessee, Smith County: Personally appeared before me, Robert Nixon, a Notary Public in and for the aforesaid county and state R. B. Denney the forgoing bargainer; with whom I am personally acquainted and acknowledged that he executed the foregoing deed for the purposes therein contained. And Vicie Denney wife of the said R. B. Denney having personally appeared before me privately and apart from her said husband the said Vissie Denney acknowledged that she executed the foregoing deed freely voluntarily and understandingly without compulsion or constraint on the part of her said husband for the purposes therein expressed. Witness my hand and official seal at office in Smith Co., Tenn, this the 2 day of Dec 1905.

Robert Nixon
Notary Public
N. J. Kemp, Reg.

Registered Dec 6th 1905 At 11 o'clock AM

Isaac and M. J. Manning to Samuel and Zach Denney

70 acres in the 17th District. August 17, 1901. (Deed Book 17, p. 35)

I Isaack Manning have this day bargained and sold and do hereby transfer and convey to Samuel and Zack Denney their heirs and assigns forever the consideration of five hundred dollars the receipt of which I hereby acknowledge, and two notes, one for Two hundred and twenty five dollars, and due the 25th day of December 1902, and one note of \$225.00 due 25 day of December 1903, a certain tract or parcel of land lying in Civil District #17 Smith County, Tennessee on the head waters of Mulherrin Creek, containing by estimation seventy acres be the same more or less, and bounded as follows: beginning on a papaw on tope of hill in J. B. Ward's line running South 22 degrees West forty four poles to an elm, on said ridge; thence South 11 degrees West Seventy four poles to an ash, thence 16 ½ degrees; East twenty four poles to a stake in middle of said, thence East with middle of road to John Squires line; thence North 86 poles to an elm on tope of a ridge. Slaughters corner, thence North, 66 degrees West; Sixteen poles to a sugar tree, thence North Sixty poles to a stake, thence North west thirty poles to an ash, thence West thirty seven & ½ poles to an elm. J. B. Wards line, thence with said Ward's line to the beginning, to have and to old the same to the said Samuel and Zack Denny. I further covenant and bind myself my heirs and representatives to warrant and forever defend the title to said land to the said Samuel and Zack Denny, their heirs and assigns around the lawful claims of all persons whatsoever. I retain one half interest in Spring in line and right of way there for drinking water. This 17 day of August 1901.

Isaack Manning
M. J. (Her x mark) Manning

Attest J. P. Ward

State of Tennessee, Smith County: Personally appeared before me J. P. Ward a Notary Public in and for said County the within named bargainor, Isaac Manning, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Said M. J. Manning wife of the said Isaac Manning having personally appeared before me privately and apart from her husband the said M. J. Manning acknowledged the execution of the said Deed 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 17th day of August 1901.

J. P. Ward
Notary Public

Registered December 14, 1905
At 11 o'clock A. M.
N. J. Kemp, Register

J. B. and Lucy Denney to J. P. Kent

51 acres in the 11th District. July 16, 1887. (Deed Book 17, p. 42)

State of Tennessee, Smith County: We, J. B. Denney and Lucy Denney have this day bargained and sold and do hereby convey unto J. P. Kent his heirs and assigns for the consideration of Five hundred dollars, \$500.00, in hand paid, the following described tract or parcel of land lying and being in the state and county aforesaid, and district No 11, and bounded as follows: Beginning at a rock in J. W. Duffy's line running South 8 degrees East 55 poles, South 6 degrees East 17 poles, thence South 2 ½ degrees East 20 poles, thence South 4 degrees East 16 poles, thence South 8 ½ degrees West 70 poles, thence South 6 degrees East 14 poles, thence East 22 poles with John J. Jellicorse's North boundary line to a stake in John Russell's South West corner, thence N 25 degrees 39 poles to an ash in said Russells line, thence North 100 poles with said Russells line to a stake, thence E 62 poles with said Russell's North boundary line to a stake, thence North with Myer's line 63 poles to a rock in Lynch line thence West with J. W. Duffy's line to the beginning 86 poles, containing 51 acres, 1 Road & 34 poles, to have and to hold the same unto the said J. P. Kent his heirs & assigns forever. We do covenant with the said Kent that we are lawfully seized of said land have a good right to convey it, and that the same is unencumbered. We do further covenant to warrant and forever defend the right and title to the above described tract of land and every part thereof unto the said J. P. Kent his heirs and assigns forever. In testimony whereof we have hereunto set our hands, and seal, on this the 16 day of July 1887.

J. B. Denney
Lucy Denney

State of Tennessee, Smith County: Personally appeared before me J. P. Burford Notary Public in and for said county the within named bargainers J. B. Denney and wife Lucy Denney with whom I am personally acquainted and who acknowledged that they executed the annexed instrument for the purposes therein contained. And Lucy Denney wife of the said J. B. Denney having appeared before me privately and apart from her husband, and after making known to her the contents of this deed, the said Lucy Denney 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 notorial seal, this July 16, 1887.

J. P. Burford
Notary Public

Registered Dec 20, 1905
At 10 o'clock A. M.
N. J. Kemp, Register

F. P. Bridges, W. Denney & Aggie Denney to A E Barry

Mill and 3 acres in New Middleton. March 1, 1906. (Deed Book 17, p. 217)

For the consideration of twenty one hundred & seventy five dollars for which A. E. Barry has executed his two several notes of one thousand eighty seven dollars and fifty cents each due respectively in 12 and 24 months from date without interest till due with a lien on the land herein entrusted to be conveyed to secure the payment of said note. I have bargained and sold and hereby convey unto A. E. Barry a certain lot or parcel of land in the town of New Middleton, Smith County, Tennessee, and bounded as follows: Beginning in the center of the L. & S. Turnpike road, 35 links from the corner of Lincoln's Store house and running from the N 8 degrees West 9 poles and 4 links to a locust tree; thence So. 86 degrees East pole & 21 links to an apple tree; Thence North 6 ½ degrees East 2 poles and 20 links to a stake near the branch, thence North 67 12 degrees 7 poles to the center of the Rome road, thence with the meanders of the center of said road 24 ½ poles to the L. & S. Turnpike road, thence with the meanders of the said pike and all easterly direction 14 poles to the corner of the L. B. Allison store house lot, thence North 10 degrees East 4 poles and 22 links to the N. W. corner of said lot, Thence S 10 degrees 4 poles and 22 links back to the center of the pike, thence with the meanders of the center of the Pike 10 22/23 poles to the beginning containing by estimation three acres, be the same more or less – to have and to hold the above described lot of land with all the appurtenances thereunto belonging, including mill house, mill machinery, engine and boiler, sawmill, two shops, warehouse and small dwelling to the said A. E. Barry his heirs and assigns forever. I do covenant with the said Barry that I am lawfully seized and possessed of said property, born a good right to convey it and that it is full from all encumbrance, I further covenant that I will warrant and defend, the right and title to every part and parcel of the above described property against the lawful claims of all persons whomsoever, this 3/1/1906. T. P. Bridges, W. B. Denney, Aggie (her x mark) Denney

State of Tennessee, Smith County: Personally appeared before me J. M. Fisher a Notary Public in and for said County or State the within named S P. Bridges, the bargainer 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 at Carthage, Tennessee, this 16th day of March 1906. J. M. Fisher, Notary Public

State of Tennessee, Smith County: Personally appeared before me, W. H. Lincoln, a notary public in and for said County, the within named bargainers, W. B. Denney and wife Aggie Denney with whom I am personally acquainted and acknowledged that they executed the foregoing instrument for the purposes therein contained & Aggie Denney wife of the said W. B. Denney having personally appeared before me and having been examined by me touching her knowledge of the foregoing Deed privately & apart from her husband, the said Aggie Denney acknowledged the execution of the said deed to have been done by her freely 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 17th day of March 1906. W. H. Lincoln, Notary Public

Registered at 9:30 o'clock, April 3rd 1906 N. J. Kemp, Register

R. L. and Jennie Webb to J. B. Denney

Two tracts in the 17th District. March 28, 1904. (Deed Book 17, p. 220)

For and in consideration of the sum of thirteen hundred dollars to be paid as follows, one thousand dollars cash in hand paid the receipt of which is hereby acknowledged, & a note of hand for three hundred dollars with a lien retained in said note on said land to secure the payment of purchase price of land, Note due Jan 1, 1906 said note being executed and payable to R. L. Webb, & R. L. Webb and Wife Jennie Webb have this day bargained and sold to hereby transfer and convey to J. B. Denney the following described tract of land lying in Civil Dist. No 17 Smith County, Tenn., in head of the Fuller Hollow and bounded as follows, East by the lands of J. A. Wilkerson and Eliza Hickey, South by the lands of Eliza Hickey and Willie Sampson (Col) West by the lands of W. J. Fuller and North by the land of Arch Manning Deceased containing forty six acres and eighty two poles for the same more or less. Also one other piece of land adjoining the foregoing tract bounded as follows, South by the lands of Eliza Hickey, East by the lands of Eliza Hickey, West by the land of R. L. Webb – Containing three acres be the same more or less, We covenant with the said J. B. Denney that we are lawfully seized and possessed of the said two parcels of land and we have a good and lawful right to convey the same that they are unencumbered. We will warrant and defend the title against the lawful claims of all persons – For a more particular description of said land referred is hereby made to a deed recorded in registers office at Carthage Tenn, from A. Manning and wife to Wilson Hickey – and to a decree to the County Court at Carthage, Tenn, sitting apart a portion of E. Saulman Decd. land, to Eliz Hickey – Witness our hand and seal on this 28th day of March, 1904.

R. L. Webb
Jennie Webb

State of Tennessee, Smith County: Personally appeared before me W. H. Lincoln a Notary Public in and for said County the within named bargainer R. L. Webb and wife Jennie Webb with who I am personally acquainted and acknowledged that they executed the foregoing instrument for the purpose therein contained and Jennie Webb wife of the said R. L. Webb 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 Jennie Webb 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 purpose therein expressed. Witness my hand and official seal on this the 28th Day of March 1904.

W. H. Lincoln,
Notary Public

Registered April 3, 1906
At 11:00 o'clock
N. J. Kemp, Register