

J. B. and Lucy Denny to H. J. Manning

Two Tracts of land in the 12th District. Jan 17, 1907. (Deed Book 18, p. 138)

For and in consideration of Fifteen Hundred dollars Nine hundred and fifty dollars in cash the receipt of which is herein acknowledged and a note of hand for Five hundred and fifty dollars due Jan 1st 1908 with 6% interest from date with a lien retained in said note on said land to secure the payment of said note. Said note being executed and payable to J. B. Denney on order. We J. B. Denny and wife Lucy Denny have this day bargained and sold and do hereby transfer and convey to H. J. Manning the following described tract of land lying in the 17th civil District of Smith County, Tenn., in head of Fuller hollow and bounded as follows: On the East by the lands of J. A. Wilkerson and Elijah Hickey; South by the lands of Elijah Hickey and Wallis Simpson (col.); West by the lands of W. J. Fuller, and North by the lands of Arch Manning, Dec. Containing Forty Six acres and Eighty two poles be the same more or less. Also, one other piece of land adjoining the foregoing tract bounded as follows. South and East by the lands of Elijah Hickey, West by the lands of B. L. Webb, containing three acres be the same more or less. We covenant with the said H. J. Manning that we are lawfully seized and possessed of said parcels of land and we have a good and lawful right to convey the same and 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 reference is hereby made to a deed registered in Registers office at Carthage Tenn, from A. Manning and wife to Wilson Hickey, and to a decree of the County Court at Carthage setting apart a portion of E. Saulman (Dec.) land, to Elijah Hickey, this the 17th day of Jan. 1907.

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

Witness: Robert Bradley
W. T. Denny

State of Tennessee, Smith County: Personally appeared before me Robt. Bradley, a Notary Public in and for said county and State the within named J. B. Denny & Lucy Denny he bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within deed instrument for the purposes therein contained. And Lucy Denny wife of the said J. B. Denney, having personally appeared before me, privately, and apart from her husband, the said Lucy 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 Brush Creek, Tennessee, this 17th day of Jan 1907.

Robert Bradley, Notary Public

Registered April 29th 1907
At 9:00 o'clock A. M.
N. J. Kemp, Register.

L. B. and Eliza Butts to Oscar and Bertha Denney

Tract of land in the 9th District. Sept 12, 1907. (Deed Book 18, p. 272)

In and for the consideration of \$2000, Two thousand dollars paid and to be paid as follows. One Thousand dollars as a deed of gift to Berthy Jane Denney and her bodily heirs, the other thousand to be paid in four notes, payable as follows: first note due December the 24th day of 1907 for \$250.00, second note for \$250.00, due December the 24th day of 1908, third note due December 24th day 1909, fourth and last note due December 24th day 1910, for which a lien is retained for the full payment of these notes in whomsoever hereunto they may fall. We L. B. Butts and wife Eliza Butts have this day bargained and sold do hereby transfer and convey unto Osker Denny and wife Berthy Denny, a piece of land lying in the 9th District of Smith County and in the State of Tennessee, Bounded as follows, to wit; Beginning on a rock corner on the top of the hill known as the corner of Sam Crawford and John Stewart and L. B. Butts corner, thence North with John Stewart line to rock; thence East George Stewart line to a sugar tree. Thence South with Henry Bennett's line to the top of the hill. Thence South with L. B. Butts line to the head of a Spring in the hollow, thence to a beech on the bank of the branch, thence South up the hill to a rock; thence Southward to a elm, thence Southward to a poplar, thence South to a rock in Jack Crawford's line to the beginning, containing by estimation 60 Sixty Acres be the same more or less; To have and to hold unto the said Osker Denny and wife their heirs and assigns forever. We covenant that we are lawfully seized of said land, have a right to convey it, & that we will warrant and defend the lawful claims of all persons whomsoever. Witness our hands this Sept the 12 day 1907.

L. B. Butts
Eliza (her x mark) Butts

Attest: Carrie Butts

State of Tennessee, Smith County: Personally appeared before me Robert Nixon, a Notary Public in and for the aforesaid County and State, L. B. Butts the foregoing bargainer with whom I am personally acquainted the foregoing bargainer with whom I am personally acquainted and acknowledged that he executed the foregoing deed for the purposes therein contained. And Eliza Butts, wife of the said L. B. Butts having personally appeared before me privately and apart from her said husband the said Eliza Butts acknowledges that she executed the foregoing deed freely voluntarily and 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 12 day of Sept 1907.

Robert Nixon, Notary Public

Registered Sept 18, 1907
At 9 o'clock A. M. N. J. Kemp, Register.

John and Janie Haynes to G. G. Denny

132 acres in the 14th District. August 9, 1902. (Deed Book 18, p. 335)

For the consideration of Sixteen hundred dollars, we John Haynes and wife Janie Haynes have this day sold and conveyed to G. G. Denny the following described tract or parcel of land lying in the 14th Civil District of Smith County, Tennessee, and bounded as follows: Beginning at the corner of B. W. Denton, Nathan Everett's and Thomas Bradley, Running West with the said Denton and Ballenger land to Houses corner, thence West with the said Harris line to M. E. Denton's corner in the branch on an elm. Thence East Sixty six poles to a stake, thence South Thirty poles to M. C. Denton's corner on the rock fence, thence East to the top of the hill to a stake, Nathan Everett's Northwest corner, thence South with the said Everett's line to the beginning containing about one hundred and thirty two acres more or less. Payable as follows, Five hundred dollars Dec 24th 1902, Five hundred and fifty dollars Dec 24th 1903, and five hundred and fifty dollars due Dec 24, 1904, for which the said Denny has this day executed his notes payable as mentioned above, a lien is herein retained in said land until purchase money is paid in full. Said land is unencumbered and we will forever warrant and defend the title against all lawful claims. This the 9th day of Aug, 1902.

John Haynes
Janie Haynes

State of Tennessee, Smith County: Personally appeared before me Robert Bradley, a Notary Public in and for said County and State, the within named John Haynes, the bargainer with whom I am personally acquainted and who acknowledged that he executed the within deed for the purposes therein contained. And Janie Haynes wife of the said John Haynes, having personally appeared before me and examined privately and apart from her husband the said Janie Haynes acknowledged the execution 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. This the 9th day of August, 1902.

Robert Bradley, Notary Public

Registered, October 22nd 1907, at 11:15, o'clock A. M. N. J. Kemp, Register

Pole and W. J. Beasley to Walter Denney

Lot in Dixon Springs. May 17, 1907. (Deed Book 18, p. 424)

For and in consideration of the sum of Fifteen hundred dollars, cash, in hand paid, the receipt whereof is hereby acknowledged, We, Pole Beasley and W. J. Beasley, have this day sold, and do by these presents hereby sell, transfer and convey unto Walter Denney, his heirs or assigns, the following described piece or parcel of land lying and being in the town of Dixon Springs, Civil District, Number 4, County of Smith, and State of Tennessee, and Bounded as follows: On the North and East by the lands of Dr. J. L. Alexander; On the South by the Lands of Gayle Ford and Mrs. Mariah Chambers; and on the West by the road leading from Dixon Springs, Tenn. to Dixon's Creek. It being known as the Livery Stable lot; To have and to hold said land unto the said Denny his heirs or assigns, in fee simple forever. We covenant with the said Denny that we are lawfully seized and possessed of said land have a good and perfect right to convey the same and that it is unencumbered, We further bind ourselves, our heirs and representatives to forever warrant and defend the title to said land against the lawful claims of all persons whomsoever. Witness our hands on this the 17th day of May 1907.

Pole Beasley
W. J. Beasley

State of Tennessee, County of Smith: Personally appeared before me, J. W. Duffy, a Notary Public, in and for the aforesaid State and County, Pole Beasley and W. J. Beasley, the within named bargainers, with whom I am personally acquainted and who acknowledged that they executed the foregoing deed for the purposes therein contained. Witness my hand and seal of office in Smith County, Tennessee, on this the 17th day of May 1907.

J. W. Duffy, Notary Public

Registered November 5th, 1907.
At 8 o'clock P. M. N. J. Kemp, Register

Wade & May H. Anderson to W. Jones & W R. Denney

138 acres in 4th District. November 8, 1907. (Deed book 18, p. 424)

In consideration of Nine Thousand dollars \$9,000.00, Three thousand of which are paid, on the first day of January 1908, Two thousand on the first day of January 1909, Two thousand on the first day of January 1910, and two thousand on the first of January 1911, as evidenced by note of this date, bearing interest from the first day of January 1908, payable at annual dates, and for all of which a lien is hereby retained on the land hereinafter conveyed. We Wade Anderson and Mary Anderson have this day sold and hereby convey to W. W. Jones and W. R. Denney a tract of land lying in the 4th Civil District of Smith County, Tennessee, and bounded as follows to wit: Beginning at a stake in A. H. Young's N. W. Corner, and in Mrs. Eliza Jenkins line, and Running thence North 87 ½ poles to a stake at said Jenkins line, at W. R. Denny's S. W. corner, thence East 186 poles to a stake, thence South 40 degrees East 9 poles to the center of the Green Spring in Dixon's Creek; thence down the said creek, with its meanders, in all 147 poles to a stake in the middle of said creek, and in A. H. Young's N. E. corner; Thence North 39 ½ degrees west 98 poles with said young's line to a stake, near the gate on a branch, leaving the hedge south of the line 8 feet, thence South 36 degrees West 77 poles to a stake in said Young's corner, thence North 56 degrees West 77 poles to the beginning containing 138 acres, 1 Road and 4 links, be the same more or less, and being the middle portion of the original R. C. Wright tract on which we now live. This conveyance includes all necessary rights of way over the lands of W. R. Denney and A. H. Young, adjoining the tract herein conveyed, to the most convenient highway, and from this conveyance is expressly excluded and reserved for the use and benefit of said A. H. Young, his heirs and assigns all necessary right of way to the most convenient highway, over the land herein conveyed, the same not to be less than a roadway of twenty feet in width. It is further stipulated and reserved that the purchasers shall not at any time have the right to maintain more than one gate across said right of way. We are to give the purchasers full possession of said land on the first day of January 1908, on payment of the first note of \$3,000.00 as above set out. We are lawfully seized of said land, it is unencumbered, we have a right to convey it, and we warrant from the title of it to the said Jones and Denney, against the lawful claims of all persons whomsoever. Signed at Dixon Springs, Tenn. This the 8th day of November 1907.

Wade Anderson

Mary H. Anderson

State of Tennessee, Smith County: Personally appeared before me J. W. Duffy, a Notary Public in and for the State and County aforesaid the within named Wade Anderson and Mary H. Anderson the bargainer with whom I am personally acquainted, and who acknowledged that they executed the within deed for the purposes therein contained. And Mary H. Anderson, wife of the said Wade Anderson, having appeared before me, privately and apart from her husband, the said Wade Anderson, having appeared before me privately and apart from her husband, the said Wade Anderson, acknowledged the execution of the within 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 the 8th day of November 1907.

J. W. Duffy, Notary Public

Registered Jan 4, 1888, at 9:00 A. M. N. J. Kemp, Registered.

W. W. Jones to W. R. Denney

138 acres in 4th District. Dec 10, 1907. (Deed Book 18, p. 425.)

In consideration of the sum of \$4500.00, Four thousand and Five hundred dollars in cash, the receipt of which is hereby acknowledged. I have this day sold, and hereby convey to W. R. Denny, his heirs and assigns, my half interest in the land, lying in the 4th Civil District of Smith County, Tennessee, and bounded as follows to wit: Beginning at a stake in A. H. Young's N. W. and in Mrs. Eliza Jenkins line, and running thence North 87 ½ poles to a stake in said Jenkins line at W. R. Denney's S. W. corner; thence East 186 poles with said Denny's line to a stake, thence South 37 degrees west 18 poles to a stake; thence South 40 degrees East 9 poles to the center of the Green Spring in Dixon's Creek, thence down the said creek with its meanders in all 147 poles to a stake in the middle of said creek and in A. H. Young's N. E. Corner, thence 89 ½ degrees West 98 poles with said Young's lines to a stake near the gate on a branch leaving the hedge South of the line 8 feet, thence South 36 degrees 77 poles to a stake in said Young's corner; thence North 56 degrees West 77 poles to the beginning, containing 138 acres 1 Road and 4 Perches, be the same more or less, and being the middle portion of the original R. C. Wright tract of land, which land is also the same tract purchased by W. W. Jones and W. R. Denny from W. W. Anderson and wife Mary Anderson. This conveyance includes all necessary rights of way over the lands of W. R. Denny and A. H. Young, _____ the tract herein conveyed to the most convenient highway, and from this conveyance is expressly executed and reserved for the use and benefit of said A. H. Young his heirs and assigns all necessary rights of way to the west convenient highway over the lands herein conveyed the same not be less than a roadway of 20 feet in width. It is further stipulated and reserved that the purchaser shall not get any time have the right to maintain more than one gate across said right of way. We are to give the purchaser free possession of said land on the 1st day of January 1908. I am lawfully seized of said land, it is unencumbered, I have a right to convey it, and I warrant forever the title of it to the said W. B. Denny his heirs and assigns against, the lawful claims of all persons whomsoever. Signed at Dixon's Springs, Tennessee, this Dec the 10th, 1907.

W. W. Jones

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. W. Jones, 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 Dixon Springs, Tennessee, this 18th day of Dec 1907.

J. W. Duffy, Notary Public

Registered Jan 4th 1908, at 11 o'clock A. M. N. J. Kemp, Register