

Frank and Sarah Denney to James P. Baker

34 acres in 17th District. 3 February 1873. (Deed Book 2 pp. 91-92)

State of Tennessee for and in consideration of the sum of five hundred dollars to me in hand paid the receipt whereof is hereby acknowledged, We have this day bargained and sold and hereby transfer and convey unto James P. Baker his heirs and assigns forever, for and in consideration of the sum above named a certain tract or parcel of land lying or being in the County and state aforesaid Civil No 17 and bounded as follows viz Beg. on a flat rock in the public road running up Dyers Branch and running west 129 ½ poles west Thomas Clark's line to a beech stump said Clarks north west corner thereby north 34 poles to a stake in said Dyers Branch, thence north 77 degrees East 48 poles to a Black Locust in said Branch thence north 76 degrees East 30 poles to a Stake ten feet above the head of the spring so as to include the spring & land ten feet North of Said Spring, thence North 80 degrees East 8 poles to said public road thence with said poles [probably should say road] 71 ½ poles to the beginning containing by Estimation 34 acres be the same more or less to have and to hold the same unto the said James P. Baker his heirs and assigns forever I do Covenant with the said James P. Baker 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 and bind ourselves our heirs and representatives to Warrant and forever defend the right and title to the above described Land and Every part thereof against the Lawful Claims of all persons whatever Claiming under or by us. In testimony whereof we have hereunto set our hands and seals on this 3rd day of February 1873.

Test

J. H. Carder

Test James M. Squires

Frank Denny (Seal)

Sarah Denny (Seal)

State of Tennessee Smith County Personally appeared before me B. F. C. Smith Clerk of the County Court of the County and State aforesaid Frank Denny with whom I am personally acquainted and acknowledged that he Executed the within deed for the purposes therein Contained on the day it bears date. Witness my hand at office Feby 3rd 1873.

B. F. C. Smith Clk

State of Tennessee Smith County. To James M. Squires Esq. You are hereby authorized and Empowered to take the Examination of Sarah Denny wife of Frank Denny Separately and apart from her husband relative to her free Execution of the within said and same so taken to Certify under your hand and Seal. Witness B. F. C. Smith Clerk of the County of the County aforesaid at office this Feby 3rd 1873.

B. F. C. Smith

State of Tennessee Smith County Sarah Denney wife of Frank Denney having personally appeared before me and having by virtue of the authority in me vested have Examined privately and apart from her said husband and she having acknowledged the due Execution of the within deed by her freely voluntarily and understandingly without compulsion or constraint by her said husband and for the purposes therein Expressed the same is therefore Certified. Witness my hand and seal this February the fourth day 1873.

James M. Squires J. P. for said County

Recd August 4th 1873 at 2 O'clock PM

W. B. Pettie Reg.

Jesse Sampson and Peggie Sampson to B. F. C. Smith

Interest in the estate of Charles Winfree. 29 September 1873. (Deed Book 2 pp 132-133.)

State of Tennessee Smith County We Jesse Sampson and wife Peggie Sampson formally Peggie Denny a daughter and heir of Charles Denney, deceased, late of Smith County Tennessee have this day bargained and sold and by these presents do bargain sell and convey unto B. F. C. Smith his heirs and assigns forever in consideration of the sum of sixteen dollars to us in hand paid the receipt whereof is hereby acknowledged, all our right, title, claim, and interest that we have or may hereunto acquire in and to the estate, both real and personal, and mixed of Charles Winfree, deceased late of Henderson County, Kentucky to have and to hold said interest to the said B. F. C. Smith his heirs and assigns forever, We do covenant with the said B. F. C. Smith that we are lawfully seized and possessed of Said interest, have a good right to convey it, and that the same is unencumbered. We do further covenant and bind ourselves, our heirs and our representatives to warrant and forever defend the right and title to the above named interest to the said B. F. C. Smith his heirs and assigns against the lawful claims of all persons whomsoever. Given under our hands and seals on this 29th day of September 1873.

Test
M. Starr

Peggie (her x mark) Sampson
Jessie (his x mark) Sampson

State of Tennessee Smith County Personally appeared before me B. J. Vaden Chairman and Presiding Justice of the County Court of the aforesaid County, the foregoing bargainers, Jesse Sampson and wife Peggie Sampson, both personally known to me and acknowledged the execution of the foregoing deed for the purposes therein expressed and also personally appeared Peggie Sampson, wife of said Jesse Sampson separately and apart from her said Husband and acknowledged the execution of the foregoing deed, freely voluntarily and understandingly, without compulsion or constraint on the part of her said husband, and for the purposes therein expressed on the day it bears date. Witness my hand at office in Carthage Tennessee this September 29th 1873.

A. J. Vaden Chairman

State of Tennessee Smith County I B. F. C. Smith Clerk of the County Court of said County hereby certify that B. J. Vaden whose genuine signature appears to the foregoing certificate of probate and acknowledgement is and was at the date thereof the Chairman and presiding Justice of the County Court of the aforesaid County duly elected, commissioned and qualified and that all his official acts as such are entitled to full faith and credit. And I further certify that said probate and acknowledgement are according to the laws of this State, and these certificates are in accordance with the act of congress for the authentications of records. Witness my hand and official seal, done at Carthage Smith County. Tennessee, this 19th September 1872.

B. F. C. Smith clk

Received October 14th 1873

At 12 Ocklock M.

W. B. Pettie Register

Hardin Denny and David Denny to B. F. C. Smith

Interest in the Estate of Charles Winfree. 18 September 1873. (Deed Book 2 p. 133.)

State of Tennessee Smith County For and in consideration of the sum of Thirty two dollars to us, hand paid the receipt whereof we hereby acknowledged, We Harden Denny & David Denny, children & heirs of Charles Denny Dec have this day bargained & sold and by these presents doth bargain Sell and convey unto B. F. C. Smith all of our separate interest, right & title & claim in & to the estate of Charles Winfrey dec late of the County of Henderson, State of Kentucky, to have & to hold the said interest to the said B. F. C. Smith his heirs and assigns forever the said interest now being in the hands of a receiver and under the control of the Court of Common pleas of Henderson County, Kentucky.

Witness our hands & Seals this September 19th 1873

Harden (his x mark) Denny (Seal)

David (his x mark) Denny (Seal)

Test.

M. Starr, J. P. King

State of Tennessee Smith County Personally appeared before me B. J. Vaden Chairman of the County Court of Said County, M. Starr, and J. P. King. Subscribing witnesses to the foregoing deed personally known to be who has duly sworn deposed that they are acquainted with the bargainers Hardin Denny & David Denny, who acknowledged the execution of the foregoing deed for the purposes therein contained on the day it bears date. Witness b. J. Vaden Chairman of the County Court at office this October 13th 1873

B. J. Vaden Chairman

Received October 14th 1873.

At 12 O'clock M.

W. B. Pettie Register

W[yatt] B. Denny and Aggie Denny to James W. Denny

Interest in the Estate of James Rollins. 18 August 1874. (Deed Book 2 pp. 309-310)

Whereas by descent from James Rollings we have a fee simple interest in an undivided remainder to take effect and be united with the possession after the death of Evaline Harris who has a life estate in the same, in a tract of land in the state of Tennessee Smith County and district Number 17 containing by estimation one hundred Acres be the Same more or less and bounded as follows To Wit Beginning on a black locust in Dinwiddie (now L. A. Rollings line) and running thence North one hundred and thirty eight poles to a white oak; Thence west one hundred and Sixteen poles to a buckeye and dogwood Saplings thence South one hundred and thirty eight poles to an ash; thence one hundred and Sixteen poles to the beginning. Now for the consideration of one hundred and fifty dollars to us paid we have bargained and sold and do hereby transfer and convey to James W. Denny all our right title and interest in and to said land to have and to hold the same to him is heirs and assigns forever. We covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to our undivided interest in said land against any claim to be made by us or any person claiming through or under us but no further. Given under our hands this August the 18th day 1874.

W.B. Denny
Aggie (her x mark) Denny

Attest
D. C. Sanders
A. N. Williams

State of Tennessee Personally appeared before me B. F. C. Smith clerk of the county court of Said County the foregoing bargainers personally known to me and acknowledged the execution of the within deed for the purposes therein contained on the day it bears date; and also personally appeared before me Aggie ~~Rollings~~ Denny wife of W. B. Denny privately and apart from her said husband and acknowledged the execution of the within deed for the purposes therein contained freely voluntarily and understandingly without compulsion or constraint on the part of her said husband and for the purposes therein contained on the day it bears date. Witness my hand at office this August 18th 1874.

B. F. C. Smith Clerk

Recd. Aug 18th 1874
At 10 oclock P. M. W. B. Pettie Register
By James McClarin Dpy. Reg.

B. F. C. Smith to W. B. Denney

8 acres in 17th District. 31 August 1874. (Deed Book 2 p. 315)

I hereby convey to W. B. Denney the following tract of land lying in civil district No 17 Smith County, Tennessee, on the waters of Mulherrins Creek and is bounded as follows, to wit: beginning in Hughes old line at a Sinkhole and running with the meanders of the top of the Ridge 207 poles to a large elm; Thence south 17 poles to Squires corner; Thence East with said line 184 poles to the Said Squires Northeast corner; Thence East five poles to the Hughes line; Thence North 76 poles to the beginning containing Security eight acres more or less. Said tract of land being the Same Sold by a decree of the chancery Court of Smith County, Tennessee, in the case of W. W. Ward Adm. &c et als vs j. M. Squires et als Minute Book 1867 – 8 pages 246, & 247. and I warrant the title against all persons whomsoever, This the 31st day of August, 1874.

B. F. C. Smith

Test

J. M. Fisher

W. B. Pickering

State of Tennessee Smith County Personally appeared before me B. J. Vaden chairman of the county court B. F. C. Smith personally known to me and acknowledged the execution of the foregoing deed for the purposes therein contained on the day it bears date and said B. F. C. Smith the bargainer being the clerk of the county court & therefore incompetent the Same is hereby certified by me for probate. Witness my hand and Seal Sept 5th 1874.

A. J. Vaden Chair

Received Sept 9th 1874

At 1 o'clock A. N. Williams Register

J. A. Jarrard to Wyatt B. Denney

A tract of land in 17th District. 2 April 1872. (Deed Book 2 pp. 355-356.)

State of Tennessee Smith County I J. A. Jarred have this day bargained and sold and hereby transfer and convey unto Wyatt B. Denney for and in consideration of the sum of nine hundred & fifty dollars to me paid a certain tract or parcel of land lying and being ni the State & County aforesaid Civil District No 18 Bounded as follows beginning on a stake formerly an Ash John Barbees S. E. Corner, running thence North 97 ½ poles to a Stake in Said Barbees line thence East 92 ½ poles to a Rock marked A with two Ironwood pointers thence South 60 poles to a rock – thence East 23 poles to a rock in S. B. Hankins South Boundary line – thence South 32 ½ poles to a Stake in J. M. Tuggles north line- thence 115 ½ poles to the Beginning to have & to hold the said Land unto the said Wyatt B. Denny his heirs & assigns forever. I do covenant with the Said Wyatt B. Denny that I am lawfully Seized of Said land have a good right to convey it and that the Said is unencumbered. I do further covenant & bind myself, my heirs and assigns unto the Said Wyatt B. Denny, his heirs and representatives, to warrant and defend the right & title to the above described land and every part thereof against the lawful claims of all persons whomsoever. In testimony whereof I have hereunto set my hand and Seal on this the 2nd day of April 1872.

J. A. Jarrod (Seal)

Attest

T. L. Johnson

T. Ballenger

State of Tennessee Smith County Personally appeared before me S. Allison clerk of Said County T. L. Johnson and T. Ballenger Both witnesses to Said deed after being duly Sworn and according to law both of whom I am acquainted deposes as follows, I am acquainted with J. A. Jarrod and he acknowledged that he executed the within deed on the day it bears date in their presents for the purposes therein expressed witness at office this November the 2nd 1874.

S. Allison Clerk

Received Nov the 5th 1874

At 9 oclock A. M.

A. N. Williams Register

James Gill to W[yatt] B. and Aggie Denny

14 & ¼ acres in 18th District. __ August 1874. (Deed Book 2 p 356.)

I James Gill as Executor of McKeval Sorry deceast do by virtue of the power in me vested by law transfer and convey unto W. B. Denny and Aggie Denny for the consideration of \$213.66 Two hundred and thirteen dollars and 66 cts. In hand paid a tract of land lying in the State of Tennessee Smith County District number 18 Eighteen bounded as follows beginning at H. C. Jenkins S. E. corner running thence west with Said Jenkins line to the line of W. B. Denney Thence South to J. M. Tuggle line thence East with J. M. Tuggle and Turner McClanahan line to the Lands of E. Neely Thence north with E. Neelys line to the beginning containing by Estimation fourteen and one fourth acres the same more or less to have and to hold to the said W. B. Denny and Aggie Denny there heirs and assigns forever. The Title to which land I hereby bind the heirs of the Said McKeval Sorry to warrant and defend to the said W. B. Denny and Aggie Denny and there heirs and assigns against the lawful claims of all persons whatever as follows effectually so they could be bound if the Said McKeval Sorry had execution given under my hand and Seal this _____ day of August 1874.

Jas. Gill (Seal)

Signed Sealed and delivered before us on the 12th day of October 1874.

T. Ballinger T. L. Johnson

State of Tennessee Smith County Personally appeared before S. Allison clerk of Said County T. L. Johnson and Thomas Ballenger Subscribing witnesses to said deed who being first Sworn deposes and said that they acquainted with James Gill the Bargainer and that he acknowledged the Same their presence to be his act and deed upon the day it bears date witness at office this November the 2nd 1874.

S. Allison Clk

Received Nov the 5th 1874

At 9 oclock A. M.

A. N. Williams Register

Decree - W. H. Cheek et als vs Benj. Denney & wife

Final Decree. July 17, 1872. (Deed Book 2 pp. 364-365)

State of Tennessee Smith County The worshipful county Court met in the court house in the Town of Carthage on this the 17th day of July 1872 according to adjournment Present B. J. Vaden chairman B. A. James, J. C. Apple } associates

The court was opened and the following business was to wit:
W. H. Cheek et als vs Benj. Denney & wife.

Be it remembered this cause came on to be heard before the Smith County Court on the 17th day of July 1872 upon the report of the clerk and commissioner made in pursuance to an interlocutory order pronounced at a former term of this court in this cause, which report is in the words & figures following to 2it:

W. H. Cheek et als vs. Benj. Denney & wife} Clerks Report as to Sale of land

To the worshipful County Court, The undersigned Clerk would respectfully report that in obedience to a decree of this court pronounced at the February Term 1872 in the above case. He proceeded after advertising _____ on a place as the law directed to offer the lands described in the pleadings on a plat & survey known as the dower lot for sale to the highest bidder on credit of one and two years except cash to pay costs and expenses at the court house door in the Town of Carthage, on the 18th day of June, 1872, when & where James Nixon bid off the land for Caroll Malone, at the price of \$7.13 per acre, he being the highest and best bidder, paying cash \$50.20 and executing his two several notes, due in twelve and twenty four months, each for one hundred & Eighty three dollars with James Nixon & Thomas Fisher, his Securities and retained a lien on Said land to secure payment of Said notes in addition to the personal Security. All of which is respectfully submitted June 15th 1872.

B. F. C. Smith Clerk
By J. M. Fisher D. C.

Which report it Satisfactory appears to the court is unaccepted to, it is therefore ordered by the court that the same be confirmed in all respects. It further appeared to the Court from Said report that Caroll Malone because the purchaser of said land at the price of \$7.15 per acre (being more I have the minimum price set thereon). And that he paid in cash \$50.20 and executed his two notes due respectively in twelve and twenty four months each for \$183.00 with James Nixon and Thomas Fisher Securities therein. It is therefore ordered by the court that all the right title & interest which the parties to this Suit have in and to said land, be devoted out of them and be vested in the purchased Carrol Malone his heirs and assigns subject never the less to a lien retained for the payment of the purchase money. It is further ordered by the court that the clerk take proof and report as to what would be reasonable fee for the Services of J. B. Luster Solr. In this cause.

State of Tennessee Smith County I J. M. Fisher deputy clerk of the County Court of Smith County hereby certify that the foregoing is a true full and perfect copy of the final decree in the case of W. H. Cheek et als vs Ben. Denney & wife as the same appears.

J. M. Fisher D. Clk

Rec in my office
Nov 23, 1874

Wyatt B. Denny & wife Aggie Denny to B. F. C. Smith

2 tracts in District 18. February 10, 1875 (Deed Book 2 pp. 212-213)

State of Tennessee Smith County We Wyatt B. Denny & wife Aggie Denny have this day bargained and Sold and by these presents doth bargain Sell and convey unto B. F. C. Smith his heirs and assigns forever for and in consideration of the sum of one thousand dollars to me in hand paid the receipt whereof we hereby acknowledge two tracts or parcels of land lying and bounded as being in the State and County aforesaid and Civil district No 18 the first tract bounded as follows; Beginning on a Stake formerly an ash tree John Barbees S. E. Corner, running thence North 97 ½ poles to a Stake in said Barbee's line thence East 92 ½ poles to a rock marked A with two Ironwood pointers. Thence South 66 poles to a Rock thence east 23 poles to a Rock in S. B. Hankins S. E. line thence South 32 ½ poles to a stake in J. M. Tuggles North line thence west 115 ½ poles to the beginning being the tract of land known as the Corley farm and purchased by us from J. A. Jarrod containing 60 acres more or less, also another tract or parcel of land purchased of James Gill as the executor of Mitchel Sory deceased and bounded as follows beginning on the South East corner of the S. B. Hankins tract and running west with said tract to the line of the above mentioned tract thence South to J. M. Tuggle's line thence East with J. M. Tuggle's line and Turner Mclanahans line to the line of Whaley Newby land thence North west said Newby land to the Beginning containing 14 ¼ acres to have and to hold the said above described lands & every part thereof unto the said B. F. C. Smith his heirs and assigns forever. Made covenant with the Said Smith that we are lawfully seized of Said land have a good right to convey them and that the Same are unencumbered. We do further covenant & bind ourselves our heirs & representatives to warrant & forever defend the right and title to the above described land and every part thereof unto the said Smith his heirs and assigns forever against the lawful claims of all persons whatever. In Testimony whereof we have hereunto set our hands & Seals on this the 10th day of February A. D. 1875.

W. B. Denny (Seal)

Aggie (his x mark) Denny (Seal)

Attest

A. A. Allison

State of Tennessee Smith County Personally appeared before me A. A. Allison deputy clerk of the County Court of aforesaid W. B. Denny, the within bargainer, with whom I am personally acquainted and acknowledged the execution of the within deed, to be his act and deed for the purposes therein contained, and Aggie Denny wife of the said W. B. Denny giving appeared before me privately and apart from her husband the said w. B. Denny and acknowledged the execution of the said deed to have been done by her freely voluntarily and understandingly without any compulsion or constraint on the part of her said husband and for the purposes therein expressed. Witness my hand this February 12th 1875.

A. A. Allison D. C.

Received February the 12th 1875 at 7 o'clock A. M

For more information on the Denney family go to STEVENDENNEY.COM