

## **William C. & Drucilla Denny & others to Bradley heirs**

Interest in the estate of William Bradley, Sr. 1868. (Deed Book 1 pp 114-115)

Whereas hear to fore Several years since We Wm C. Denny & wife Drucilla G. Denny & J. L. Randolph and his wife Mary Randolph for and in consideration of nine hundred dollars to us paid made executed and duly acknowledged and delivered to Frances E. Bradley Malissa Bradley Letitia Bradley Wm Bradley James Bradley & Joseph Bradley all the right title and interest of said Drucilla G. & Mary in \_ to a tract of land of which William Bradley Senr. Died Seized & possessed on which he resided at the time of his death containing [a blank] acres more or less and lying in civil District No [blank] of Smith County Tennessee except said vendors did not sell one \_\_\_\_ Dower of Elizabeth Bradley the widow of William Bradley Senr Decd. The said tract of land including & excluding the said Dower of said widow is bounded as follows. Beginning at a Spanish Oak and hickory on the top of a rocky ridge north of Judath Hintons Elizabeth Blacks South east corner then South two degrees east one hundred and thirty one poles to three beeches thence west one hundred and fifty three poles to a stake at the north west corner of a peach orchard thence south twenty six poles to a stake with three beech trees marked as pointers thence west two hundred and forty eight poles to a beach in the head of a hollow thence north sixty six poles to a small beach thence north thirty eight degrees east thirty eight poles to a stake with pointers thence south fifty five degrees east ninety seven poles to a white oak thence north sixty two degrees east eighty eight poles to two white oaks and a beach thence south thirty seven degrees east sixty poles to an oak thence east forty eight poles to a poplar thence north forty two degrees east one hundred and forty poles to the beginning containing two hundred and twenty acres more or less and whereas it is alleged that the deed hereto was made by these vendors has been lost or destroyed now to supply said loss and to confirm said sale and lost deed this conveyance is made. And whereas Francis E. afterward Murphy and died without having issue born it is understood that this conveyance does not cover or convey the interest of said Drucilla G. & Mary as part of her heirs at law = in and to any right on interest they may have in and to the share or interest of said Francis E to the land herein before described now in consideration of the premises on Drucilla G. Denny & husband William C. Denny & Mary Randolph & husband J. L. Randolph with the exception of our interest in that part of said tract covered by the dower of said widow and except our rights & interest as part of the heirs at law of Francis E. Murphy formerly Francis E. Bradley int. to said lands do hereby with reservations & exceptions as aforesaid convey & confirm unto said Melissa Bradley Letitia Bradley Wm Bradley James Bradley & Joseph Bradley & their heirs forever all our rights title & interest aforesaid in and to the tract of land aforesaid and hereby notify & confirm our deed here to fore made & lost as aforesaid to have & to hold unto said parties forever and we covenant and bind ourselves to forever covenant and defend title & interest hereby conveyed in said land unto said Malissa Bradley Letitia Bradley William Bradley James Bradley & Joseph Bradley & their heirs & assigns forever against the lawfull claims of all persons whatever witness our hands & seals this [blank] day of [blank]

Test H. Barksdale  
Charles McMurry

J. L. Randolph (seal)  
Mary Randolph (Seal)  
Wm. C. Denny (Seal)  
Drucilla G. Denny (Seal)

State of Texas Grayson County Personally appeared before me Jno Doneleston clerk of the county court of said county J. L. Randolph one of the within named bargainers with whom I am personally acquainted and who acknowledges that he executed the with instrument for the purposes herein contained also Mary Randolph wife of said J. L. Randolph having appeared before me privately and apart from her husband the said J. L. Randolph acknowledged the execution of the within deed to have been done by her freely voluntarily and understandingly without compulsion or constraint from said husband and for the purposes therein explained Witness my hand & seal of office at office this 23<sup>rd</sup> day of October 1868.

Jno Doneleston clerk  
By L. Bostick Depty.

I G. A. Everts judge of the County Court of Grayson County Texas do hereby certify that John Doneleston whose genuine Legislature appears to the within certificate of probate annexed to the deed of J. L. & Mary Randolph is and was at the time of signing the by all and constitutionally clerk of the county court of Grayson County, State of Texas and such his \_\_\_\_\_ one entitled to full with & \_\_\_\_\_ it and that his certificate is in due form given under my hand & seal of said court herein witness this 23<sup>rd</sup> October 1868.

G. A. Everts Judge of the County  
Court of Grayson County Texas

State of Tennessee Smith County Personally appeared before me John P. Yelton Clerk of the County Court of said county Wm C. Denny one of the within named bargainers with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained witness my hand at office this 4<sup>th</sup> day of January 1869.

John P. Yelton Clerk

Drucilla Denny wife of Wm C. Denny having personally appeared before me and having by virtue of the authority invested been examined privately and apart from her said husband and she having acknowledged the due execution of the annexed deed by her freely voluntarily and understandingly without compulsion or constraint by her said husband and for the purposes witness my hand and seal this Dec 26<sup>th</sup> 1868.

Charles McMurray (Seal)  
J. P. Smith County

To Charles McMurray Esq.

You are hereby authorized and empowered to take the examination of Druella G. Denny privately and apart from her husband relative to the free execution of the within deed and the same so taken to certify under your hand & seal – witness John P. Yelton Clerk of the County Court of Smith County at office this 12<sup>th</sup> day of December 1868.

John P. Yelton Clerk

Recd at 11 oclock am July 4<sup>th</sup> 1869 James P. Mckee Regr.

# Robert W. Knight and B. J. Vaden to Wyatt B. Denny

A tract of land in District 21. Feb 16, 1869. (Deed Book 1 pp. 141-142)

Whereas Robert W. Knight by deed dated 15<sup>th</sup> Sept 1865 conveyed to me in trust convey \_\_\_\_ property certain tract or parcel of land in civil District No 10 & 16 of Smith County Tennessee which deed is registered in book BB page 133 of the registers office of Smith County Tennessee said deed provided for the payment of certain debts due creditors therein named of said R. W. Knight and gave in pursuance to the said provisions and stipulations contained in said trust deed I Benjamin J. Vaden trustee as aforesaid have this day bargained sold and do hereby convey to Wiatt B. Denny and his heirs forever for and in consideration of the sum of Eleven hundred and ninety six dollars to me in hand to be applied as diverted in said deed of trust a certain tract or parcel of land containing by estimation seventy five acres more or less situate at the date of said deed of trust in civil districts Nos. 10 & 16 aforesaid but at present situated under the changes of some of the civil Districts in Smith County Tennessee in Civil District No 21 – including the dwelling and out houses now occupied by said W B Denny and at the date of said trust deed by R. W. Knight and bounded as follows beginning on a hickory stump running thence North 84 degrees west 86 poles to a stake in the top of a ridge thence northward so as to include the Pot house to J. G. Wyatts line thence running with J. G. Wyats line to an oak thence south to a poplar on the road thence south to a large poplar thence west of South to M. E. Smiths line then South East to James Haynes line thence East to Samuel Fitzpatrick line – thence North West with L. H. Cardwell’s line to beginning to have and to hold the said tract or parcel of land and appurtenances thereunto belonging to the said W. B. Denny his heirs and assigns forever. I B. J. Vaden transfer and convey as trustee to the said W. B. Denny his heirs and assigns forever all the right and title vested in my by said trust deed to the above described land

And I do further transfer to the said W. B. Denny his heirs and assigns all the right and benefit of the warranty if any in said deed to me contained in as full a manner as under said deed. I can or should but I assign and convey as trustee and not otherwise Said R. W. Knight Joins on in this deed and approves if the same and \_\_\_\_\_ it a fee simple deed so far as he can do so in -\_ concerned. February 16<sup>th</sup> 1869.

Test as to B . J. Vaden

W. W. Ward

John A. Fite

acknowledged by B. J. Vaden

B. J. Vaden Trustee

For R. W. Knight

R. W. Knight

State of Tennessee Smith County personally appeared before me in John P. Yelton clerk of the Smith County Court over the above named bargainers with whom I am personally acquainted and acknowledged that he executed the within deed for the purposes therein contained.

Witness my hand at office this the 16<sup>th</sup> of Feb 1869

John P. Yelton clerk

State of Tennessee Smith County personally appeared before me John P. Yelton clerk of the county court of smith County aforesaid W. W. Ward and John a Fite subscribing witnesses to the annexed deed who being first sworn depose and say that they are acquainted to the individuals involved in this deed and that they acknowledged the deed to be their act and deed for the purposes therein.

Rec. 10 oclock AM Feb 24 1869

## **James Denny to Joshua Paschal**

Four + acres in District 17. 9 April 1868. (Deed Book 1 p. 145)

I James Denny have this day bargained and sold and do hereby transfer and convey to Joshua Paschal and his heirs forever for the sum of one hundred and twenty dollars & Sixty five cents a tract of land in Smith County District No 17 containing by estimation four acres and eighty four poles be the same more or less bounded as follows beginning on Mulherrin thence N. 58 degrees W 33 ½ poles to Beginning I bind my self and my heirs to warrant and forever defend the title to the said land and every part thereof to the said Joshua Paschal and his heirs forever against the lawful claims of all persons whatever this 9<sup>th</sup> day of April 1868.

James W. Denny (Seal)

T. L. Hunt

State of Tennessee Smith County personally appeared before me John P. Yelton clerk of the county court of Smith County the within named bargainer with whom I am personally acquainted & who acknowledged that he executed the foregoing deed for the purposes therein contained. Witness my hand at office this March 9<sup>th</sup> 1869.

John P. Yelton clerk

Recd. At 1 oclock PM  
March 9<sup>th</sup> 1869

James P. McKee

## **M. D. Mason to Franklin Denny**

Reissue of deed for 32 acres in the 17<sup>th</sup> District. 6 April 1869. (Deed Book 1 p. 163)

Whereas heretofore I M. D. Mason bargained and sold to Franklin Denny a certain a certain [the phrase is in the deed twice] tract of land containing 32 acres 2 roods & 36 poles and executed bond of conveyance for the same and said bond now being lost or mislaid so that the same cannot be found and the amount of said purchase of five hundred dollars this day being paid to me I hereby transfer and convey to said Franklin Denny his heirs and assigns forever for the consideration of five hundred dollars to me paid a tract of land in Smith County Tennessee on Dyers Branch of Mulherins Creek in District No 17 containing by estimation thirty two acres to rood and thirty six poles be the same more or less and bounded as follows beginning on a flat Rock in the public road leading up Dyers branch thence west one hundred and twenty nine and one half with Thomas Clarks line to a beach stump said Clarks north west corner thence north 34 poles to a stake in said Dyers branch; thence north 77 degrees East forty Eight poles to a black locust in said branch; then North 76 degrees East thirty poles to a stake ten feet above the head of the spring; so as to include the sprig and land including ten feet north of the spring; thence north 80 degrees East Eight poles to Road; thence with said Road seventy one and one half poles to the beginning To have and to hold the same unto the said Franklin Denny his heirs and assigns forever. I covenant and bind myself my heirs and representatives to warrant and bind myself my heirs and representatives to warrant and forever defend the title to said land and every part thereof to the said Franklin Denny his heirs and assigns against the lawful claims of all persons whatever. Given under my hand and seal this the 6<sup>th</sup> day of April 1869.

M. D. Mason (Seal)

Thos Fisher  
G. W. Twidwell

State of Tennessee Smith County personally appeared before me John P. Yelton clerk of the Smith County Court the above named bargainer M. D. Mason with whom the foregoing deed for the purposes there in contained witness my hand at office this April 6<sup>th</sup> 1869.

John P. Yelton Clerk

Recd. At 2.20 o'clock p m  
April 6<sup>th</sup> 1869

James P. McKee Regr.

## **Frank Denny to W[iley] B[rown] Denny**

Int. in the estate of Wiley and Clary Denny. 14 August 1869. (Deed Book 1 pp. 215-216.)

Whereas by decent from my Father Wiley Denny I have a fee simple interest in remainder being one twelfth of a tract of land to take effect and be united with the possession after the death of my Mother Clary Denny who has a life estate in the same said tract of land lying in the state of Tennessee Smith County and District No 17 containing by estimation one hundred and five acres be the same more or less and bounded as follows on the north by the lands of Thomas Slaughter and Nancy Cosby [or Corley] on the East by the lands of L. Manning on the south by the lands of Frank Manning and on the west by the lands of McClanahan's heirs now for the consideration of one hundred dollars to me in hand paid – I have bargained and sold and do hereby convey to W. B. Denny the fee simple interest in remainder in said land – to have and to hold the sum to him his heirs and assigns forever I do further covenant and agree to warrant and defend the title to said land to the said W. B. Denny his heirs and assigns against the lawful claims of all persons whatever. This 14<sup>th</sup> day of August 1869.

Frank Denny (Seal)

T. Fisher  
S. A. Thompson

State of Tennessee Smith County personally appeared before me John P Yelton clerk of the county court of said county the within named Frank Denny the bargainer with whom I am personally acquainted and who acknowledged the above deed as his own act and deed for the purposes named therein. Witness my hand at office this 14<sup>th</sup> day of August 1869.

John P. Yelton Clerk

Recd 2 oclock pm  
August 14<sup>th</sup> 1869

James P. McKee

## **James W. Denny & Evaline Harris to T. S. Hunt**

Fifty acres in the 17<sup>th</sup> District. 4 Sept 1869. (Deed Book 1 pp. 239-240)

We James Denny & Evaline Harris have this day bargained and sold and do hereby transfer and convey to T. S. Hunt and his heirs forever for the consideration of the twelve hundred & fifty dollars to us paid a tract of land in the State of Tennessee Smith County and district No 17 containing by estimation fifty acres be the same more or less and bounded as follows beginning at Kitchens corner on the creek thence with his line north 79 degrees West 58 poles to a beech thence west 65 poles with Mrs. Reaves and Ayr's line to a Rock thence South 28 poles with J. Paschals line to a mulberry thence S 23 degrees W 57 ½ poles with said Paschals line to a Rock thence N. 84 degrees E 107 poles to a rock thence N 19 degrees E. 3 poles to a rock thence south 66 degrees E. 11 ½ poles to the creek then over the creek with east side N. 32 S 21 ½ poles to a rock thence north 16 poles to a rock thence North 60 degrees E 12 poles to a rock thence 9 degrees E 17 poles to the beginning to have and to hold the same to the said T. S. Hunt his heirs and assigns forever – We do covenant with the said T. S. Hunt 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 title to the said land and every part there of the said T. S. Hunt his heirs and assigns against the lawful claims of all persons whatever this 4<sup>th</sup> Sept 1869.

J. W. Denny (Seal)  
Evaline Harris (Seal)

dated and delivered in  
presence 4<sup>th</sup> September 1869

Jordon Kilzer  
Franklin Shy

State of Tennessee Smith County personally appeared before me John P. Yelton clerk of the Smith County Court Jordon Kilzer & Franklin Shy subscribing witnesses to the annexed deed who being first sworn deposed and said that they are acquainted with J. W. Denny & Evaline Harris the bargainers and that they acknowledged the same in their presence upon the day it bears date to be their act & deed. Witnessing my hand at office this Sept 6<sup>th</sup> 1869.

John P. Yelton Clerk

Recd at 11 ½ o'clock am  
Sept 8<sup>th</sup> 1869

James P. McKee Reg.

## **John and Candace Bray to Samuel Denny**

Interest in the estate of Wiley Denny. 20 November 1869. (Book 1 p. 482)

State of Tennessee Smith County This indenture made and entered in this the 20<sup>th</sup> day of November 1869 between John Bray wife Candace Bray of the one part and Samuel Denny of the other part witnesseth that the said John Bray and his wife Candace Bray have this day bargained and sold and by these present doth bargain sell & convey unto the said Samuel Denny for and in consideration of the sum of one hundred & ten (\$110) dollars to us in hand paid the receipt whereof is hereby acknowledged all our entire interest in & to a tract or parcel of land lying and being situate in the county & state aforesaid on the waters of Elk fork Creek & bounded & adjoined on the East by the lands of Sarah Manning – on the South by the land of Narcissa Manning & the Estate of G. W. House Decd – on the west by the lands of the estate of Willis McClanahan Dec and on the north by the lands of Nancy Conley (or Corley) & Thos J. Slaughter – it being the land upon which lived Wiley Denny Decd being all the lands of which said Wiley Denny Decd seized & possessed & of whom we are heirs & legatees – Said sale & transfer is to cover and convey to the said Samuel Denny all our interest in & to said land as said heirs & legatees of said Wiley Denny Decd. We covenant with the said Samuel Denny that the said interest has not been sold or transferred by us to any one & that the same is unencumbered – we do further covenant to warrant & defend the said right & title to the said interest & to said land and may part thereof unto the said Samuel Denny against the lawful claims of all persons whatsoever – in testimony when of we have hereunto set our seals and affixed our signature on this the 20<sup>th</sup> day of November 1869.

John (his x mark) Bray (Seal)  
Candace (her x mark) Bray (Seal)

W. B. Jenkins  
M. F. M. Paschal

State of Tennessee Smith County personally appeared before me John P. Yelton clerk of the Smith County Court the bargainers with whom I am personally acquainted and who acknowledged that they executed the within Deed for the purposes therein contained - Also appeared before me Candace Bray wife of John Bray – having appeared before me privately & apart from her husband, the said Candace Bray and who acknowledged the Execution of the above & within Deed to have been done by her freely voluntarily & understandingly and without compulsion or constraint from her husband and for the purposes therein contained. Witness my hand at office this Nov 20<sup>th</sup> 1869.

John P. Yelton Clerk

Recd 1 oclock p m  
Nov 24<sup>th</sup> 1869.

James P. McKee, Reg.

## **Benjamin Denney and siblings to Samuel B. Denney**

Interest in the dower of Clara Denney. 7 November 1870. (Deed Book 1 pp. 482-483.)

Whereas We the undersign Benjeman Denney Matthias Denney W. B. Denney Franklin Manning and wife Narcissa B. B. Baker and wife M. B. Baker by decree by the last will and testament of Wiley Denney deceased have a fee simple interest in the remainder Being one eleventh each to the children of said Testator in and to a tract of land to take effect and be united with possession after the death of our mother Clara Denney who has a life estate in the same. Same tract of land being in civil District No 17" Smith County Tennessee containing one hundred and five acres more or less and bounded as follows on the North by the land of Thomas Slaughter and Nancy Corley (or Cosby) deceased on the East by the lands of Sarah Manning on the South by the lands of Frank Manning On the west by the lands of Willis McClanahan heirs. And whereas by deed baring date on the 14<sup>th</sup> of August 1869 the undersigned W. B. Denney purchased the in time interest of his Brother Frank Denney and to said land, which deed has probated and registered in the Registers office of Smith County Tennessee in Deed book No 1 p. 215 Now for the consideration of one hundred and ten dollars paid to each of us per share the receipt whereof is hereby acknowledged and in further consideration of the additional sum of one hundred and ten dollars to me the undersigned W. B. Denney, We have bargained and sold and do hereby convey to Samuel B. Denney all of our said fee simple interest in remainder in said land and the undersigned W. B. Denney hereby conveys his interest in remainder share in as \_\_\_\_ and legatee of and also the said interest purchased by him from Frank Denney as aforesaid for the consideration herein before mentioned. To have and to hold the same to the said Samuel B. Denney his heirs and assigns forever. We further Covenant and agree to warrant and defend the title to said land, onto our said interest here forth to the said Samuel B. Denney his heirs and assigns against the lawful claims of all persons whatever. This the 7<sup>th</sup> day of November 1870.

[witness]  
R. W. Pope  
G. W. Jones

M. Denney	W. B. Denney
Franklin (his x mark) Manning	Narcisa Manning
B B (his x mark) Baker	M B Baker

State of Tennessee Smith County Personally appeared before me Clerk of the County Court of said county the above and within named bargainers except Benjeman Denney and whom I am personally acquainted & who acknowledged that they executed the within instrument for the purposes therein contained. And Narcisa Manning the said wife of Franklin Manning and M. B. Baker said wife of the said B. B. Baker each having appeared before me privately and apart from their respective husbands the said Franklin Manning and B. B. Baker acknowledged the execution of the said deed to have been done by them freely voluntary and understandingly without compulsion or Constraint from their said husbands or either of them and for the purposes herein expressed.

Witness B. F. C. Smith Clerk of Said Court at office this 7<sup>th</sup> day of November 1870.  
B. F. C. Smith Clerk

Recd November the 8<sup>th</sup> 1870 at 9 oclock A. M. James P. Mckee Reg.

## **Benjamin Denney and siblings to Samuel Denney**

Interest in the Dower of Clara Denney. 7 November 1870. (Book 1 pp. 528, 529)

Whereas, we the undersigned Benjamin Denney Mathis Denney W. B. Denney Franklin Manning & wife Narcissa B. B. Baker & wife M. B. Baker, by descent, by the last will & testament of Wiley Denney, decd. have a fee simple interest in Remainder, being one Eleventh each, to the children of said Testator, in and to a tract of land to take effect & be united with the possession after the death of our mother Clara Denney, who has a life estate in the Same said tract of land lying in Civil District No 17 of Smith County Tennessee, containing one hundred & five acres more or less; and bounded as follows; On the North by the lands of Thomas Slaughter and Nancy Corley decd; on the East – by the lands of Sarah Manning; on the South by the lands of Frank Manning; On the west by the lands of Willis McClanahan’s heirs, and whereas, by deed bearing date the 14<sup>th</sup> of August, 1869, the undersigned W. B. Denney purchased the entire interest of his brother Frank Denney, in and to said land which deed was probated & Registered in the Register office of Smith County Tennessee in Deed book No 1 p. 215 Now for the consideration of one hundred and ten dollars paid to each of us per share the receipt whereof is hereby acknowledged and in further consideration of the additional sum of one hundred and ten dollars to me the undersigned W. B. Denney, We have bargained and sold and do hereby convey to Samuel B. Denney all of our said fee simple interest in remainder in said land and the undersigned W. B. Denney hereby conveys his interest in remainder share in as \_\_\_\_\_ and legatee of and also the said interest purchased by him from Frank Denney as aforesaid for the consideration herein before mentioned. To have and to hold the same to the said Samuel B. Denney his heirs and assigns forever. We further Covenant and agree to warrant and defend the title to said land, onto our said interest here forth to the said Samuel B. Denney his heirs and assigns against the lawful claims of all persons whatever. This the 7<sup>th</sup> day of November 1870.

[witness]  
R. W. Pope  
G. W. Jones

M. Denney	W. B. Denney
Franklin (his x mark) Manning	Narcisa Manning
B. B. (his x mark) Baker	M. B. Baker

State of Tennessee Smith County Personally appeared before me Clerk of the County Court of said county the above and within named bargainers except Benjeman Denney and whom I am personally acquainted & who acknowledged that they executed the within instrument for the purposes therein contained. And Narcisa Manning the said wife of Franklin Manning and M. B. Baker said wife of the said B. B. Baker each having appeared before me privately and apart from their respective husbands the said Franklin Manning and B. B. Baker acknowledged the execution of the said deed to have been done by them freely voluntary and understandingly without compulsion or Constraint from their said husbands or either of them and for the purposes herein expressed.

Witness B. F. C. Smith Clerk of Said Court at office this 7<sup>th</sup> day of November 1870.  
B. F. C. Smith Clerk

Recd November the 8<sup>th</sup> 1870 at 9 oclock A. M.      James P. Mckee Reg.

State of Tennessee Dekalb County Personally appeared before me B. M. Cantrell D. clerk for said County Benjamin Denny with whom I am personally acquainted and who acknowledges that he executed the within deed for the purpose therein expressed.

Witness my hand at office this March 6<sup>th</sup> 1871.

P. G. Magness Clerk of said  
County Court  
By B. M. Cantrell D. Clerk

Recd March 11<sup>th</sup> 1871

At 1 oclock P. M.

## **John and Zetty Everett to James Nixon**

Interest to land in 20<sup>th</sup> District. 7 August 1871. (Deed Book 1 p. 623)

I John Everett, and wife Zetty Everett, have this day bargained and sold and do hereby transfer and convey to James Nixon and his heirs forever for the consideration of four hundred dollars to me paid a tract of land lying in the State of Tennessee Smith County and district No 20. Containing by estimation one hundred and six Acres all right and title that we have in the said land our interest be the same more or less and bounded as follows Beginning on a locust in a land the beginning corner of the ground, thence North 88 degrees west 179 poles to a Sugar tree thence South 178 poles to a Stake, thence East 17 poles to a Stake Southwest corner of the Dower thence North 10 degrees East 55 poles to a Sugar tree, thence South 28 ½ poles to a Stake thence North 36 degrees East 12 poles to a small paw paw, thence North 68 degrees East 28 poles to a stake thence north 39 degrees East 30 poles to a Stake in the branch thence North 52 degrees East 38 poles to a oak stump thence 16 degrees East 24 poles to a Stake thence North 31 ½ East 35 poles to a stake thence North 80 degrees east 22 poles to the Beginning corner Containing 100 acres 3 Roods and 34 poles of land to have and to hold the same to the said James Nixon his heirs and assigns for ever. We do further covenant and bind our selves our heirs and representatives to warrant and forever defend the title to the said land and every part thereof to the said James Nixon his heirs and assigns against the lawful claims of all persons whatever this the 1<sup>st</sup> day of August 1871.

John (his x mark) Everett  
Zathey (her x mark) Everett

Test  
T. L. Winfree  
Thomas Nixon

State of Tennessee Smith County Personally appeared before me J. M. Fisher Deputy Clerk of the County Court of Smith County aforesaid T. L. Winfree and Thomas Nixon Subscribing witness to the foregoing deed who being first sworn deposed and said that they are acquainted with John Everett the bargainer and that he acknowledged the same in their presence to be his act and deed upon the day it bears date.

Witness my hand at office this the 8<sup>th</sup> day of December 1871

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

## **J. R. Smith and W. B. Denny**

Rent of a farm on Elk Fork of the Mulherin. January 14, 1873. (Deed Book 1 p. 806.)

This indenture made and Entered into on this January 14<sup>th</sup> 1873 between J. E. Smith of the one part and W. B. Denney of the other part witnesseth that the said party of the first part to wit. J. R. Smith hath this day leased unto W. B. Denny for a term of two years to wit 1873 & 1874, the following land to wit, the farm on Elk Fork of Mulherrin known as the Messer place and also the land bought of L. P. Carpenter of 25 acres on the following terms to wit, The said W. B. Denny agrees to repair and make good the fence or present around the said farm go wit the Messer farm and also to make rails on the woodland or fence the woodland of Carpenter making half of said fence And also to make a fence from the North East Corner of the woodland along the side of Gills land and enclose the spring in the woodland so as to make stock water for the woodland pasture for which new fence the said Smith is to pay the said Denny two dollars for one hundred rails for making and putting up said new fence, and said rails to be made of the sound and dead Timber so far as they will Extend and then to cut green timber, but the said Denny is to have no pay for the repairing the old fence. The said Denny is to keep up the fence around the whole land. The said Denny is to sow the Tillable land in oats for 1873. And also to sow Clover Seed on said Tillable land, Said Smith is to furnish the clover seed to be delivered at New Middleton. The said Denny is not to cultivate any of said land for the year 1874, but to use the said land for pasture and to keep the fence in such condition as will protect the farm from stock. For the rent or lease as above stated the said Denney is to pay to said Smith one hundred dollars to be paid in two payments fifty Dollars due 25<sup>th</sup> Dec 1873 and fifty dollars due 25 Dec 1874 the cost of building the new fence to be as a credit on the first note above specified when said fence shall be built and the building of said fence during the year 1873 is a art of this contract building of said fence during the year 1873 is a part of this contract. Witness our hands this January 14<sup>th</sup> 1873.

J. R. Smith (Seal)

W. B. Denny (Seal)

Personally appeared before me B. F. C. Smith Clerk of the County and State aforesaid J. R. Smith and W. B. Denney with whom I am personally acquainted and acknowledged that they executed the within instrument for the purposes therein contained and \_\_\_\_\_  
\_\_\_\_\_. Witness my hand at office this Jan 14<sup>th</sup> 1873.

B. F. C. Smith Clerk

Recd. January 17<sup>th</sup> 1873  
At 1 oclock P. M.

W. B. Pettie Reg.

**For more information on the Denney family go to [STEVENDENNEY.COM](http://STEVENDENNEY.COM)**