



8-25-1920

Farm, University of Tennessee Deed (August 25, 1920)

J. R. Seaton

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This Indenture, made this 25th day of August
A. D., 1920 between J. R. Seaton and Wife Mary Tennessee
Seaton

of Knox County in the State of Tennessee
of the first part, and University of Tennessee, a Corporation
having its principal place of business in Knoxville, County

of Knox, State of Tennessee of the second part,

Witnesseth, That the said parties of the first part, for and in
consideration of the sum of One (\$1.00) Dollar and an exchange of
property

to them in hand paid by the said parties of the second part, the receipt of
which is hereby acknowledged.

~~and to secure the payment of said note a specific lien is hereby retained on the~~
~~property herein conveyed, have~~ granted, bargained, sold, and conveyed, and do
hereby grant, bargain, sell and convey unto the said parties of the second part,
the following described premises, to-wit, situate in District No. 8 (Old 12th)
of Knox County, Tenn. and more particularly described as follows:
Beginning at a stake driven in the ground near the Northeasterly
corner of a small barn owned by said J. R. Seaton, this stake
being the Northwest corner and the point of beginning of a tract
of land of about two (2) acres, this day sold by the University of
Tennessee to said J. R. Seaton, as described in deed of even
date with this instrument; thence in a Northwesterly direction
and in a continuation of the Western boundary line of said tract
of about two acres, a distance of Thirty and .2 (30.2) feet to a
stake driven in the ground at the edge of a road this line being
between the property of the University of Tennessee and said
J. R. Seaton; thence along the East side of the above mentioned
road and in a Southeasterly direction to another stake driven in
the ground near the Northwesterly corner of the above mentioned
barn, a distance of Nineteen (19) feet; thence in a straight
direction with the North line of said tract containing about two
acres ^{as extended} a distance of Twenty-four (24) feet to the point of
beginning, being a triangular strip of ground containing about

Two Hundred and Fifty (250) square feet.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. To have and to hold the said premises to the said part v of the second part, ^{successors} ~~its~~ and assigns forever.

And the said parties of the first part for themselves and for their Heirs, Executors and Administrators do hereby covenant with the said part v of the second part ^{successors} ~~its~~ and assigns that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all incumbrances

and that they will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Maria P. Austin
Lee Phillips

J. R. ^{the} Seaton [L. S.]
Mary Jennette Seaton [L. S.]
[L. S.]

STATE OF _____ }
County. } ss.

Personally appeared before me _____, a Notary Public of said County
the within named bargainors _____
with whom I am personally acquainted, and who acknowledge that _____ he _____ executed the within instrument for
the purposes therein contained.

Witness my hand at office, this _____ day of _____ A. D., Nineteen
Hundred and _____

Notary Public.

STATE OF Tennessee }
Knox County. } ss.

Personally appeared before me Irvin S. Saxton, a Notary Public of said County
the within named bargainors J. R. Seaton and Wife Mary Tennessee Seaton

with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein
contained. And Mary Tennessee Seaton wife of the said

J. R. Seaton having appeared before me privately and apart from her
husband, said Mary Tennessee Seaton acknowledge 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 at office in Knoxville, Tenn., this 25th
day of August, _____ A. D., Nineteen Hundred and 20.

Irvin S. Saxton

Notary Public.

STATE OF _____ }
County. } ss.

Personally appeared before me _____ of
_____ County aforesaid _____ and

_____ subscribing witnesses to the within Deed, who, being first sworn,
deposed and said that they are acquainted with _____

_____ the bargainor _____, and that _____ he _____ acknowledged the same in their presence to be _____
act and deed upon the day it bears date.

Witness my hand at office, this _____ day of _____ A. D., Nineteen
Hundred and _____ Clerk.

STATE OF _____ }
County. } ss.

To _____ Esquire:
You are hereby authorized and empowered to take the examination of _____

_____ 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 and seal.

Witness _____ Clerk of the County Court of _____ County,
at office, the _____ day of _____ 190_____

Clerk.

STATE OF _____ }
County. } ss.

_____ Wife of _____
having personally appeared before me, and having, by virtue of the authority in me vested, been 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 purpose therein expressed, the same is, therefore certified.

Witness my hand and seal this _____ day of _____ 190_____

(SEAL)

J. P. for _____ County

INDEXED

WARRANTY DEED.

J. R. Sexton wife

—TO—

University of Tennessee

REGISTER'S OFFICE,

State of Tennessee,

County of Knox

53
88.

Received for record the 25 day of Aug A. D., Nineteen Hundred and 20 at 4:50 o'clock P.M.

Noted in Note Book 17 Page 17 and recorded in Book of Deeds 337

Vol Page 76

Witness my hand.

Fee paid 1.25 Paid

Jas H Copeland Register.

State Tax

County Tax I certify that the consideration has been paid within deed

Clerk's Fee been paid. Witness my hand this

Total - AUG 25 1920

COMPALED