9-30-1925

716 West Main Avenue, University of Tennessee
Deed (September 30, 1925)

Henry F. Knabe

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THIS INDENTURE, made this 19th day of July, 1916, between Matilda A. Knabe, a Widow, of Knoxville, Knox County, in the State of Tennessee, of the first part, and Henry F. Knabe, of Montgomery, Alabama, of the second part, WITNESSETH, That the said party, of the first part, for and in consideration of the sum of ONE DOLLAR and other valuable considerations to her in hand paid by the said party, of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and do es hereby grant, bargain, sell and convey unto the said party, of the second part, the following described premises, to-wit, situated in District No. one (1st) of Knox County, Tennessee, and bounded and described thus: Beginning at a stake on the Southern side of West Main Avenue said stake being the corner of the original Gustave Knabe property, and a corner to the property of the East Tennessee Female Institute, thence with the line of said East Tennessee Female Institute, S21°-49'E 106.73 ft. to a stake in the fence line, corner to said East Tennessee Female Institute property, thence continuing with said line, N 60°-15'E 40.0 ft. to a stake, said East Tennessee Female Institute corner and also a corner to the property of First party hereto, thence with the line of said First party hereto, N 26°-04'W 99.5 ft. to a stake in the Southern line of West Main Avenue, aforesaid, thence with the Southern line of West Main Avenue, N 54°W 32.6 ft. to the beginning, as surveyed by E. A. Schorn & Co., Engrs., July 1916, and evidenced by plat recorded this day in the Register's Office for Knox County, Tennessee. Being a part of the property conveyed to the party of the first part by deed dated July, 19th, 1889, by G. R. Knabe, recorded in deed book #94 at page 175 in the Register's Office for Knox County, Tennessee.
For further chain of title see also decree of Chancery Court for
Knox County, Tennessee, of January 30th, 1875, in the case of E. E.
Hacker, Gdn., v. Mary S. Hacker et al., also recorded in deed book "B"
Vol. 4 at page 238; and deed recorded in Book "D" volume 3 at page 269,
dated April 15th, 1866.

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 party of the second part
his heirs and assigns forever.

And the said party of the first part for herself and
for her heirs, Executors and Administrators do as hereby covenant with the said party of the second part his heirs and assigns that she is lawfully seized in fee simple
of the premises above conveyed and has full power, authority and right to convey the
same, that said premises are free from all incumbrances

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set her
hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

MATILDA S. FINCH
[L. S.]
STATE OF Tennessee

Knox County.

Personally appeared before me, and acknowledged the execution of the within Deed, and that they executed the within instrument for the purpose therein contained:

Matilda A. Knabe, (widow)

A. D. Nineteen Hundred and

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 and official seal at office, this A. D. Nineteen Hundred and

Clerk

STATE OF Tennessee

Knox County.

Personally appeared before me, and 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 purposes therein expressed:

A. D. Nineteen Hundred and

My Commission Expires

Notary Public.

STATE OF Tennessee

Knox County.

Personally appeared before me, and acknowledged the execution of the within Deed, and that they executed the within instrument for the purpose therein contained:

Matilda A. Knabe, (widow)

A. D. Nineteen Hundred and

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 and official seal at office, this A. D. Nineteen Hundred and

Clerk

STATE OF Tennessee

Knox County.

Personally appeared before me, and 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 purposes therein expressed:

A. D. Nineteen Hundred and

My Commission Expires

Notary Public.
THIS INDENTURE, made this 30th day of September A. D. 1925 between HENRY F. KNABE and Wife, LAURA WRIGHT KNABE, both residents of the city of Montgomery in the State of Alabama, parties of the first part; and UNIVERSITY OF TENNESSEE, a corporation under the laws of Tennessee with its situs in Knox County, Tennessee, party of the second part.

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of Twenty-five Hundred ($2500.00) Dollars Cash to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged

have granted, bargained, sold, conveyed, and do hereby grant, bargain, sell and convey unto the said party of the second part, the following described premises, to-wit, situate in District No. 1 of Knox County, Tennessee, and bounded and described thus: Beginning at a stake on the Southern side of West Main Avenue, said stake being the corner of the original Gustavus Knabe property, and a corner to the property of the East Tennessee Female Institute, thence with the line of said East Tennessee Female Institute, S 21 deg. -49' E 106.73 ft. to a stake in the fence line, corner to said East Tennessee Female Institute property, thence continuing with said line, N 60 deg. -15' E 40.0 ft. to a stake, said East Tennessee Female Institute corner and also a corner to the property of Matilda A. Knabe, thence with the line of Matilda A. Knabe - N 36 deg. 04' W 39.5 ft. to a stake in the Southern line of West Main Avenue, thence with the Southern line of West Main Avenue, N. 54 deg. W 32.8 ft. to the beginning, as surveyed by E.A. Sehorn & Co., Engrs., July 1916, and evidenced by plat recorded this day in the Register's Office for Knox County, Tennessee.

Being the same property conveyed to Henry F. Knabe one of the parties of the first part by Matilda A. Knabe, by deed dated July 19th, 1916, of record in the Register's Office of Knox County, Tennessee, in Deed Book 290, page 339, to which reference is here made.
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
successors of the second part, its heirs and assigns forever.

And the said party of the first part for themselves and
for their Heirs, Executors and Administrators do hereby covenant with the said party of
the second part its heirs 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 the title thereto against
the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part have hereunto set their
hand s and seal s the day and year first above written.

Signed, sealed and delivered in presence of (L. S.) (L. S.) (L. S.)
STATE OF  

County  SS.

Personally appeared before me, a Notary Public in and for said County
the within named 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 office, this day of

A. D. Nineteen Hundred and

Notary Public

STATE OF Alabama  

Montgomery County.  SS.

Personally appeared before me, a Notary Public in and for said County
the within named bargainers, having appeared before me privately and apart from her husband, said 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 purposes therein expressed.

Witness my hand and official seal at office, this day of

A. D. Nineteen Hundred and

My Commission expires 9/10/1925