2-14-1927

823 15th Street, University of Tennessee Deed (February 14, 1927)

Eugene C. Fretz

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PROPERTY OF UNIVERSITY OF TENNESSEE
KNOXVILLE — TENN.
Scale 1" = 20'
Survey July 15, 27
Selhorn & Kennedy, Engrs.
THIS INDENTURE, made this 14th day of February
A. D. 1927 between Eugene C. Fretz and wife Elizabeth S. Fretz

of Knoxville, Knox County in the State of Tennessee
of the first part, and The University of Tennessee

of Knoxville, Knox County, in the State of Tennessee
of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum

of Five Thousand One Hundred & Twenty-five & no/100 Dollars -

to them in hand paid by the said part Y. es 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 here conveyed,

have granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell and convey unto

the said part Y. es of the second part, the following described premises, to-wit, situate in District No.

24th Civil District of Knox County, in the State of Tennessee, in the Tenth Ward of the City of Knoxville, Tennessee, on the West side of Seventh Street, (now Fifteenth Street, formerly Clifton Avenue) in West Knoxville and bounded as follows.

Beginning at a stake 262 feet from the corner of said Seventh Street and Cumberland Avenue; thence Southwardly along the West line of Seventh Street 50 feet to a stake; thence Westwardly at right angles from Seventh Street 179.4 feet to an alley; thence in a Northerly direction along the East line of said alley 50 feet to a stake; thence Eastwardly 179.9 feet to the beginning, being improved with a ten room residence known as 823 Fifteenth Street (formerly Seventh Street), Knoxville, Tennessee, having been conveyed to Lizzie E. Eskew by Deed from C. J. Edington and wife C. J. Edington, dated April 30th, 1903, of record in the office of the Register of Knox County, Tennessee, in Warranty Deed Book 182, page 240, to which deed express reference is here made for more perfect description and title. Being the same property conveyed to Eugene C. Fretz by deed of even date by J. Pike Powers, Jr. and J. Alvin: Johnson, Trustees, to which reference is also 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 part of the second part, its successors 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 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 except City, State and County Taxes for the year 1927 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 parties 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 Tennessee  
County.  SS.

Personally appeared before me, a Notary Public in and for said County the within named bargainers ___Eugene G. Fretz and wife Elizabeth S. Fretz__________________________  

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. And ___Elizabeth S. Fretz__________________________ wife of the said Eugene G. Fretz having appeared before me privately and apart from her husband, said ___Elizabeth S. Fretz__________________________ 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 __________________________.  

Notary Public  

My Commission expires __________________________.
THIS INDENTURE, made this 14th day of February, A. D., 1927, between J. PIKE POWERS, JR. and J. ALVIN JOHNSON, TRUSTEES, of Knox County, in the State of Tennessee, of the first part, and

J. L. D. D. E. D. of Knox County, Tennessee

of the second part,

WITNESSETH, That said parties of the first part for and in consideration of the sum of FIVE THOUSAND ONE HUNDRED AND TWENTY FIVE ($5,125.00) Dollars to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto said party of the second part the following described premises, to wit:

That certain real estate situated in the 24th Civil District of Knox County, in the State of Tennessee, in the Tenth Ward of the City of Knoxville, Tennessee, on the West side of Seventh Street, now Fifteenth Street, formerly Clifton Avenue) in West Knoxville and bounded as follows:

Beginning at a stake 262 feet from the corner of said Seventh Street and Cumberland Avenue; thence Southwardly along the West line of Seventh Street 50 feet to a stake; thence Westwardly at right angles from Seventh Street 179.4 feet to an alley; thence in a Northerly direction along the East line of said alley 50 feet to a stake; thence Eastwardly 179.9 feet to the beginning, being improved with a ten room residence known as 823 Fifteenth Street (formerly Seventh Street), Knoxville, Tennessee, having been conveyed to Lizzie E. Eskew by Deed from R. H. Edington and wife C. J. Edington, dated April 30th, 1903, of record in the office of the Register of Knox County, Tennessee, in Warranty Deed Book 188, page 340, to which deed express reference is here made for more perfect description and title,
being the same property conveyed to the grantors herein by Julius L. Eska and his wife, Lizzie E. Eska, by Deed dated the 18th of November, 1926, of record in the Register's office of Knox County, Tennessee, in Book 439, Page 410, to which Book express reference is here made for title; 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 said parties of the first part, as Trustees, for themselves and for their Heirs, Executors, and Administrators, do hereby covenant with the said party of the second part, his 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, except state, county and municipal taxes for the year 1927, which the second party assumes and agrees to pay, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever claiming by, through or under them, as Trustees, but no further or otherwise.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

STATE OF TENNESSEE  
KNOX COUNTY

Personally appeared before me, R. Thomas Gunn, a Notary Public in and for said County and State, the within named bargainers, J. Pike Powers, Jr. and J. Alvin Johnson, Trustees, with each of whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of February, A.D., 1927.  

R. Thomas Gunn  
NOTARY PUBLIC

My Commission expires January 6th, 1933.