CONTRACT-Re: Dedication of two streets, one of said streets to be a continuation & extension of University Avenue, and the other to be south of the extension of said Ave., & connected to either Washington Ave. or Euclid Ave.

This contract made this 7th day of March 1890 between James Dan Deventer, R. Z. Robertson and R. N. Hoad of Knoxville Tennessee, and N. A. McFaul of Sioux City Iowa, the parties of the first part, and the University of Tennessee the party of the second part, witnesseth:

That in consideration of a deed of bargain and sale this day made and executed and delivered at same time with this contract, by the party of the second part to the parties of the first part conveying to them a certain tract of land in the 12th civil district of Knox County Tennessee containing about forty nine acres, to which deed reference is here made for full description of said land, and for its various terms & stipulations, the said parties of the first part do hereby covenant and agree with the said party of the second part that within 90 days from this Date, they will execute in due form and register an dedication of two streets through said tract of land reaching to its western boundary; one of said streets to be a continuation and extension of University Avenue, as now laid off through the lands lying East of said tract, and of the same width, and the other to be South

of the extension of said Avenue ~~and not~~ and not ~~more~~ nearer than two hundred feet ~~three hundred feet (300 feet)~~ (200) feet from its southern line ~~Euclid southern line~~ - and to be connected with either Washington Avenue or Euclid Avenue, ~~as the case~~, and of the same width - with the street with which it connects.

And said parties of the first part further covenant that they will not sell any of said tract, until said dedication shall have first been made and registered -

This contract is hereby declared to be a part of the said contract of sale, and is executed & delivered at the same time with the deed and as part consideration therefor, & they constitute together one & the same transaction -

And it is expressly declared that the discretionary powers conferred by the said deed upon said Van Deventer in regard to laying off said tract into streets and lots, and selling & conveying the property, are subordinate and subject to the covenants and agreements herein contained which are paramount and binding; the object of this contract being to secure to the party of the second part, for the advantage of the land still owned by it, lying West of the above man-

most
times the benefit of said streets as
public roads or streets leading to the
City of Brussells -
Witness our hands and seals
the date above written -

J. Vanderwinter. (Seal)
N. M. Paul (Seal)
R. Roberts (Seal)
R. N. Hood (Seal)

This Indenture made and executed
This 3d day of April 1839, by and between
The Mayor and Aldermen of the Town
of Knoxville, Tennessee, of the first part,
and the Trustees of E. Tennessee College
of the second part. Witnesseth that the
said Mayor and Aldermen in their
official capacity for, and in consid-
eration of the sum of fifty four
hundred & thirty-four dollars to them
in hand paid, the receipt whereof is here-
by acknowledged, have bargained & sold,
and by these presents doth bargain, grant,
sell, convey and convey to the Trustees
of E. Tennessee college a certain tract
or parcel of land situated and lying
in the county of Knox, on whites creek.
Beginning at a Rock set in the ground,
in a line with the Eastern boundary of
Water street, and eight poles and eight
feet, in a direction North Three and
a half degrees West, from the North east
corner of Lot Number - in the second
division of the Town of Knoxville,
at the intersection of North and Water
street, thence with the line of Water
street, North thirty degrees West, thence
with the line of Water street, North thirty
degrees West, four poles to a stake, thence
due North, four poles and five feet to a
post oak black oak on the margin of the road,
thence up the road, North twenty four and
a half degrees West, nine poles six and
a half feet to a double post oak, thence

north fifty seven degrees east, three poles to a stake, Thence north three degrees east twenty four poles to a stake, Thence north three degrees east twenty four poles to a stake, near a small persimmon Tree, Thence north thirty six west to Kinney's upper line, crossing the creek with his line to his corner, Thence down the various views of the creek with its meanders to a Rock set in the ground, in the direction of north six Thirty and a half degrees East from the the Beginning corner. Thence with this line of direction, crossing the creek just below a high bluff of Rocks and immediately above the old grist mill to the beginning. with all and singular the appurtenances, incumbrances & hereditaments thereto appertaining. To have and to hold the above described tract or parcel of land with its appurtenances and privileges to the trustees of E. Lumpkin college the said Mayor and Aldermen by these presents will warrant and keep agreeable to warrant and forever defend.

But this conveyance is made upon the express consideration, that if the Mayor and Aldermen of the town of Knoxville or their successors do pay to the said trustees of E. Lumpkin College or their successors or Representatives, the sum of six thousand four hundred and thirty five dollars, on the third day of April 1854 and interest thereon to be paid semi-annually, to wit, on

on the 3d days of April, and the 3d days of October in each year, from the 3d day of April 1839, to the 3d day of April 1859, as appears by an ordinance of the Corporation of the town of Kinsville passed the 30th of March A. D. 1839, and in conformity with the terms of said corporation specified by the Mayor - then this deed shall be void, but not otherwise -

In Testimony whereof, I have hereunto my name as Mayor as aforesaid, and fix the corporate seal, there being no public seal, of said corporation, this 3d day of April 1839 -

Witness
Henry Wright for
E. A. Saunders
Wm S. Kennedy
Jas H Armstrong for 5th April 1839

William B A Ramsey
Mayor of the town of Kinsville

State of Tennessee
Knox County } Personally appeared before me Moses A Swan Clerk of the County Court of Knox County Henry Wright & James H Armstrong two of the Subscribing witnesses to the foregoing deed of Conveyance from William B A Ramsey Mayor of the Town of Kinsville to the Trustees of E Tennessee College who being first sworn depose and say they are personally acquainted with William B A Ramsey and that they heard him acknowledge he signed and sealed the same in the town of Kinsville for the purposes therein contained. So it be appears

Given under my hand at office this 5th day of April 1839

Moses A Swan Clerk

State of Tennessee
Johnson County } Registers office April 6th 1839
Then was the within deed
and the probate thereof duly recorded in Book
C 1839 page 178 &c
Given under my hand at office in
Shoemaille Will R. Boaz Register
By his Deputy Thos. M. Dowd

10 Cts

Received of Wm Carter
Register of Johnson
County Tax

(A)

Copy

$6000.00.

Two years after date, for value received, University of Tennessee promises to pay to the order of Horace Williams Six Thousand Dollars ($6000.00), lawful money of the United States, with interest thereon, at 6%, payable semi-annually on the first day of July and January in each year, both principal and interest payable at Mechanics National Bank, Knoxville, Tennessee, with current rate of Exchange on New York. At the option of the legal holder, if any instalment of interest remain unpaid for 30 days after due, the whole of the principal and interest may be declared immediately due and payable.

Knoxville, Tenn., January 2nd, 1893.

(Signed) University of Tennessee
by James Comfort Treasurer.

We the undersigned jointly & equally guarantee the payment of the ~~for~~ above note and interest according to the tenor & tenor thereof
January 2. 1893

(Signed) James Comfort
J. W. Gant
D. B. Luttrell
Sam McKinney
T. A. R. Scott
E. J. Sanford

(1)

Statement of estimated property valuation of The University of Tennessee for the year ending June 30, 1916

1806 1906 1916 1926

1. LAND-

At Knoxville:			
Campus 39.9 acres	$250,000		
Experiment Station Farm, Kingston Pike, 146 acres	250,000		
Experiment Station Farm, Middlebrook Pike, 86 acres,	50,000		
Cherokee Farm, Kingston Pike,	140,000		
		$690,000	
At Memphis:			
Lot, 120.8 ft. x 315 ft. located at 879 Madison Avenue,	33,950	33,950	
At Jackson:			
Farm West Tenn. Experiment Station 185 acres	25,000	25,000	
Total value of land			$ 748,950.00

2. BUILDINGS-

At Knoxville:			
On campus	297,500		
On farms	45,850		
		$343,350	
At Memphis,		76,226	
At Jackson,		34,963.33	
Total value of buildings,			454,539.33

3. EQUIPMENT-

At Knoxville:			
Books, scientific apparatus, machinery furniture and live stock,		200,202.88	
At Memphis:			
Apparatus, furniture, etc.		52,030.97	
At Jackson:			
Machinery, apparatus, furniture, and live stock,		22,688.60	
Total value of equipment			274,922.45
Grand total real and personal property			$1,478,411.78

The following obligations exist against the real property:

Bonds of the College of Physicians and Surgeonsnat Memphis assumed when that property was purchased	$ 35,000	
Amount to be paid on residence of the Professor of Agriculture as per agreement with Professor Morgan	3,000	
Total		$ 38,000

As stated in the report of the Treasurer, the bills payable outstanding on the thirtieth of June, 1916 were as follows:

Notes due at the banks	150,000	
Notes due to the Bennett Prize Fund	400	
Total		150,400