



University of Tennessee, Knoxville

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9-30-1925

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

Henry F. Knabe

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Montgomery Alabama -

712 W. Main

WARRANTY DEED. 102 2-16-AM

Printed and Sold by S. B. Newman & Co., Knoxville, Tenn.

THIS INDENTURE, made this 19th day of July  
A. D., 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 ac-  
knowledged

has granted, bargained, sold, and conveyed, and does hereby grant, bargain,  
sell and convey unto the said party of the second part, the following described premises, to-wit, situ-  
ate in District No. one (1st) of Knox County, Tennessee, and bounded and describ-  
ed 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, 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. Sehorn & Co., Engrs., July 1916, and evidenced by plat recorded  
this day in the Registers 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 F. E.  
Hacker, Gdn., -v- Mary S. Hacker et al, also recorded in deed book "B"  
Vol. 4 at page 338; and deed recorded in Book "D" volume 3 at page 289,  
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 es 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

*Thos. M. Morris*  
*J. M. McQueen,*

*Matilda A. Knabe* [L. S.]

[L. S.]

[L. S.]

[L. S.]

STATE OF Tennessee

Knox County.

SS.

Personally appeared before me Thos DuMorris a Notary Public of said County

the within named bargainors Matilda A. Knabe, ( widow )

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of July  
A. D. Nineteen Hundred and sixteen

My Commission Expires January 5, 1918  
Notary Public.

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 acknowledged that they executed the within instrument for the purpose therein contained. And \_\_\_\_\_

\_\_\_\_\_ wife of the said  
\_\_\_\_\_ 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 \_\_\_\_\_

Notary Public

My Commission Expires \_\_\_\_\_

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 \_\_\_\_\_, 191\_\_\_\_\_

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 \_\_\_\_\_, 191\_\_\_\_\_

[SEAL]

J. P. for \_\_\_\_\_ County.



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

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,

of party of the second part.

WITNESSETH, That the said parties 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

~~and to secure the payment of said note a specific lien is hereby retained on the property here conveyed,~~

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 26 deg. 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 deg. W 32.6 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 party of the second part, its <sup>successors</sup> ~~heirs~~ 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 <sup>successors</sup> ~~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 parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

}	<u>Henry F. Quabe</u>	(L. S.)
	<u>Laura Wright Quabe</u>	(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 bargainor \_\_\_\_\_

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 J. E. Austin a Notary Public in and for said County  
the within named bargainors Henry F. Knabe and his wife Laura  
Wright Knabe

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes  
therein contained. And Laura Wright Knabe wife of the said  
Henry F. Knabe having appeared before me privately and apart from her  
husband, said Laura Wright Knabe acknowledged the execution of

the said deed to have been done by her freely, voluntarily and understandingly, without compulsion or con-  
straint from her said husband, and for the purposes therein expressed.

Witness my hand and official seal at office, this 20<sup>th</sup> day of September  
A. D. Nineteen Hundred and Twenty five

J. E. Austin  
\_\_\_\_\_  
Notary Public

My Commission expires 9/10 1928