Land Grants and Deeds to the University, 1795-21st Century

9-30-1925

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

Henry F. Knabe

Follow this and additional works at: https://trace.tennessee.edu/utk_landgrant

Recommended Citation
Knabe, Henry F., "716 West Main Avenue, University of Tennessee Deed (September 30, 1925)" (1925). Land Grants and Deeds to the University, 1795-21st Century. https://trace.tennessee.edu/utk_landgrant/25

This Deed is brought to you for free and open access by the University Archives at TRACE: Tennessee Research and Creative Exchange. It has been accepted for inclusion in Land Grants and Deeds to the University, 1795-21st Century by an authorized administrator of TRACE: Tennessee Research and Creative Exchange. For more information, please contact trace@utk.edu.
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 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, situate 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 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. Schorn & 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 238; and deed recorded in Book "D" volume 3 at page 389,
dated April 15th, 1886.

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 A. Thacker [L. S.]

J. M. McGheen [L. S.]

J. M. McGheen [L. S.]
STATE OF Tennessee
Knox County

Personally appeared before me, Matilda A. Knabe, (widow), a Notary Public of said County the within named bargainors, 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.

Notary Public.

My Commission Expires January 5, 1918.

STATE OF 

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 husband, said having appeared before me privately and apart from her husband, 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.

STATE OF 

Personally appeared before me, of County aforesaid 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

To Esquire:

You are hereby authorised 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

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.

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 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 108.73 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 66 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 32.8 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 / heir 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 / heir 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 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.)

__________________________________________ (L. S.)
STATE OF ____________________________ \{ 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 \{ SS. \}
Montgomery County.

Personally appeared before me ____________________________ a Notary Public in and for said County the within named bargainers Henry Wright and his wife Laura Shepherd with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. And Laura Shepherd, wife of the said Henry Wright, having appeared before me privately and apart from her husband, said Laura Shepherd 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 express'd

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

A. D. Nineteen Hundred and ____________

My Commission expires ________

Notary Public

9/10/1928