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2-14-1927

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

Eugene C. Fretz

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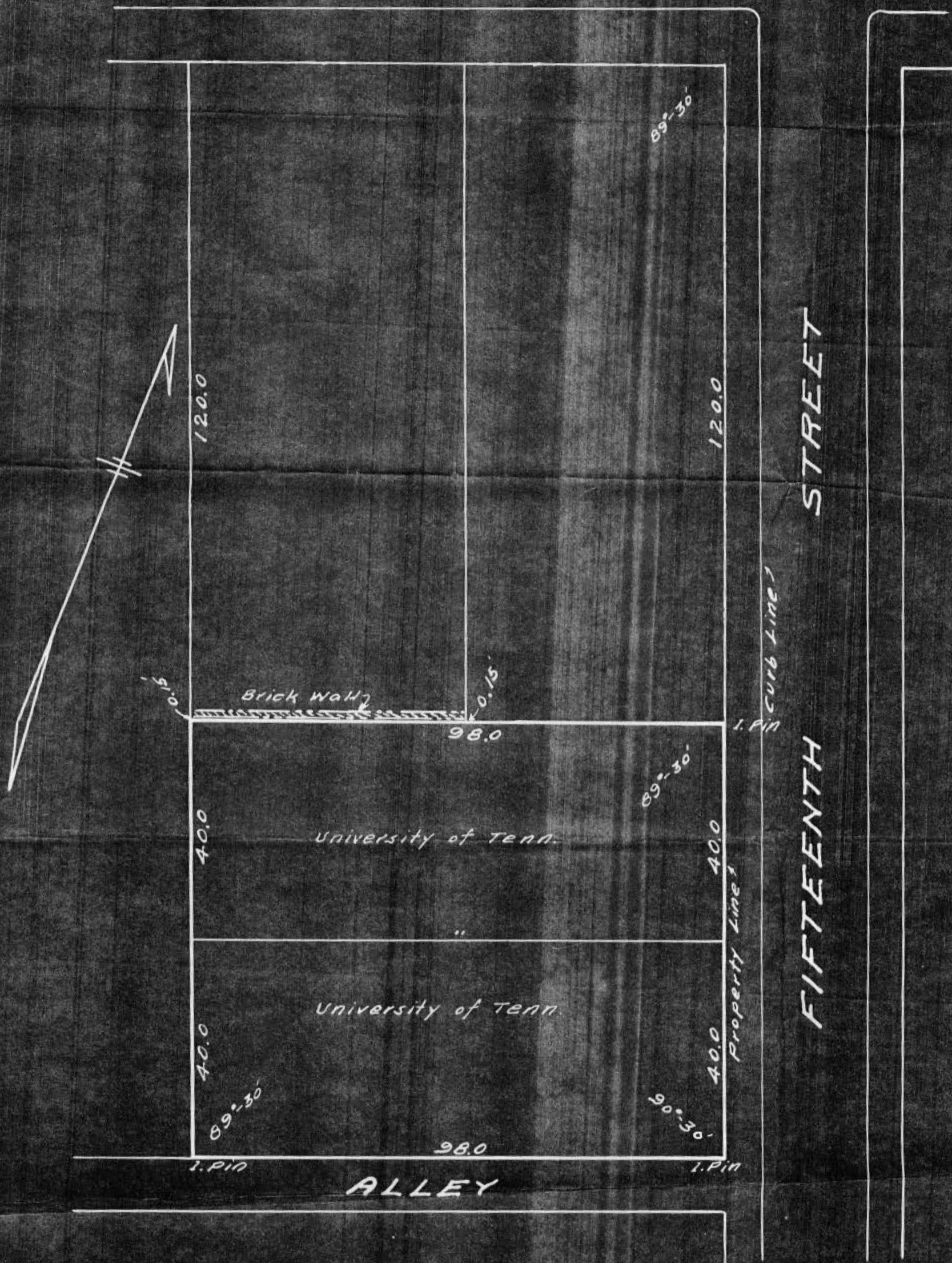
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CUMBERLAND AVE.



PROPERTY OF  
UNIVERSITY OF TENNESSEE  
KNOXVILLE — TENN.

Scale 1" = 20'

Survey July 15-27

Sehorn & Kennedy, Engrs.

THIS INDENTURE, made this 14th day of February  
A. D., 19 27 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 parties 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 parties 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 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 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 <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 <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 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 hands and seals the day and year first above written.

Signed, sealed and delivered in presence of

Eugene C. Fritz (L. S.)  
Elizabeth L. Fritz (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 }  
Knox County. } SS.

Personally appeared before me George H. Hayes a Notary Public in and for said County  
the within named bargainers Eugene C. 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 C. 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 con-  
straint from her said husband, and for the purposes therein expressed.

Witness my hand and official seal at office, this 15th day of February  
A. D. Nineteen Hundred and twenty-seven.

George H. Hayes  
Notary Public

My Commission expires October 10, 1929.



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

~~EUGENE C. FRETZ~~ 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 (\$5,125.0000 ) 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 182, page 240, 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. Eskew and his wife, Lizzie E. Eskew, by Deed dated the 18th of November, 1926, of record in the Register's office of Knox County, Tennessee, in Book 439 Page 210, 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.

J. Pike Powers, Jr. Trustee  
J. Alvin Johnson Trustee

STATE OF TENNESSEE |  
: ss.  
KNOX COUNTY |

Personally appeared before me, R. Ethel Ginn, a Notary Public in and for said County and State, the within named bargainors, 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 14<sup>th</sup> day of February, A. D., 1927.

R. Ethel Ginn  
NOTARY PUBLIC

My commission expires Jan'y 8<sup>th</sup> 1930  
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