2-14-1927

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

Eugene C. Fretz

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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., 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 party mes of the second part, the receipt of which is hereby acknowledged.

Warranted and to secure the payment of said note, a specific lien is hereby retained on the property here conveyed, and to have granted, bargained, sold, and conveyed, and do hereby grant, bargain, sell and convey unto the said party mes of the second part, the following described premises, to-wit, situate in

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 80 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 152, 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 part Y 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

[Signatures]

(L. S.)

(L. S.)

(L. S.)
STATE OF ________

County

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ss.

Personally appeared before me, a Notary Public in and for said County

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 __________

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Notary Public

STATE OF ________

Knox County.

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ss.

Personally appeared before me, a Notary Public in and for said County

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes

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 con

straint 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 __________

My Commission expires __________

Notary Public

George H. Hayes
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
($5,125.00) 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 Knox-
ville and bounded as follows:

Beginning at a stake 262 feet from
the corner of said Seventh Street and Cumber-
land 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 623 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 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. 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 404 Page 10, to which Book express reference is hereby 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 Kimm, 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 14th day of February, A.D., 1927.

R. Thomas Kimm

NOTARY PUBLIC

My Commission expires Jan 5th, 1933