

Minnie & Virgil Denny – Land Document
Division of Land

State Tax: .35
Probate fee .15
.50 Paid
Algood Moore

Filed 1st of November 1922 at 3:25 o'clock p.m. and noted in Filation Book "D" on page 17 and recorded in Book "17" on page 256, 57, 58, Haskell Grogan Register.

WHEREAS, Timothy Denny, heretofore, in 1898, died testate in Putnam County, Tennessee, the owner at the time of his death of the following described tract of land, situated and lying in the Eleventh Civil District of Putnam County, Tennessee, and bounded and described as follows, to wit:

Beginning on a stake in Indian Creek, the corner of C.B. Maddux and Minnie Denny after the execution of this deed; thence down said creek in a westerly direction and with its various meanders west 24 poles south 67 degrees, west 28 poles south 30 degrees, west 31 poles to a branch, south 35 degrees west 20 poles, south 53 degrees west 60 poles, south 60 degrees west 86 poles, west 70 poles to a sycamore on the bank of the creek, John Bell Denny's corner; south 25 poles to a buckeye; east 95 poles to a rock; north 80 degrees east 109 poles to a beech, Boyd's corner; south 32 poles to a lynn stump; east 52 poles to a stake; north 84 degrees east 20 poles to a blue ash on top of the ridge, a corner between Minnie & Virgil Denny according to this division deed. The blue ash is standing in the low gap and is Annie Whitehead & Boyd's corner; thence with the ridge north 57 degrees east 66 poles to a stake, C.B. Maddux's corner; thence north 27 degrees west 156 poles to the beginning, and containing 155 acres, more or less.

And in the will left by the said Timothy Denny, he gave the above described tract of land to his wife, Hettie Denny, for and during her natural life, and to their two children, Minnie and Virgil Denny, the remainder interest therein subject to the life estate of his wife and their mother, Hettie Denny, and whereas, heretofore, on March 22, 1922, Hettie Denny died intestate and left as her only children and heirs at law Minnie Denny and Virgil Denny, and made no disposition of the tract of land herein above described, but left same undivided between the said Minnie and Virgil Denny; and they, being desirous of dividing or partitioning said tract of land so as to each own their respective interest therein in person, have agreed upon a dividing line across said tract of land, as follows:

Beginning on a stone hereafter to be erected in Indian Creek near a water gate and near where two springs run out into Indian Creek, and something like 15 or 20 feet from said spring and a short distance west of the barn hereafter left on the tract of land given by this conveyance to Minnie

Denny; running thence south 52 degrees east 21 ½ poles to a rock; thence south 40 degrees east 24 poles to a rock in a hollow; thence south 13 ½ degrees east 49 poles to a rock corner; thence south 13 poles to three hackberries; thence south 60 degrees east 22 poles to a poplar in a hollow; thence south 32 degrees east 34 poles to a blue ash on the top of the ridge in the south boundary line of the original tract. The beginning corner was in the north boundary line of said original tract. This line hereinabove described leaves about 75 acres, the dwelling house and one barn on the east side thereof, the title to which is hereby conveyed to Minnie Denny, and leaves about 80 acres, together with two tenant houses and one barn on the west side of said dividing line, which is hereby conveyed to Virgil Denny.

It is agreed and understood by and between us in this deed of division that each of us is to have the right to and use of a road known as hall road, extending all the way on the lands herein conveyed to Minnie Denny; but, according to this agreed deed of division, Virgil Denny is to have the right to use said road in removing his crops, or going into and out of the property conveyed to him by this deed of division.

We, Minnie Denny and Virgil Denny, covenant with each other that we are lawfully seized and possessed of the above described tract of land as the only children and heirs at law of Timothy & Hettie Denny, both deceased; that we have a good and lawful right to convey our interest to each other and to execute this deed of division; and Virgil Denny does by these presents transfer and convey unto Minnie Denny all his interests in and to that part of said boundary of land lying east of the above described line of division through said farm. And the said Minnie Denny does by these presents hereby transfer and convey unto the said Virgil Denny all her interest in that part of said land lying west of the above described division line.

Each of said parties covenants with the other that they as such heirs aforesaid are the respective owners of a one-half undivided interest in the whole of said farm, and as such are authorized and by these presents do transfer and convey as follows: Virgil Denny his one-half undivided interest in the lands lying east of the division line to Minnie Denny, and Minnie Denny her one-half undivided interest in the lands lying west of the division line to Virgil Denny.

TO HAVE AND TO HOLD to each other the respective rights and interests herein conveyed, Minnie Denny paying \$350.00 in cash, receipt of which is hereby acknowledged, for what they term to be a difference on account of improvements in valuation of the land lying east of the division line over and above that part of the land lying west of said division line.

There is included within the boundary conveyed by this division to Virgil Denny one-half acre of land on which is situated Denny's Seminary School building, but which boundary is to be excluded from this instrument, and no interest therein is meant to be conveyed by Minnie Denny to Virgil Denny, it being understood that this one-half acre and the school house is the property of the Board of Education of Putnam County.

WITNESS OUR HANDS, on this, the first day of November, 1922.



Minnie Denny
Virgil Denny

State of Tennessee, Putnam County

Personally appeared before me, Linnaeus Milan Bullington, a Notary Public in and for said state and County, the within named Minnie Denny and Virgil Denny, the bargainers, with whom I am personally acquainted, and who acknowledged that they each executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Cookeville, Tennessee, on this, November 1, 1922.



Lm Bullington
Notary Public.

STATE OF TENNESSEE, PUTNAM COUNTY

I, HASKELL GROGAN, Register, do hereby certify that the within and foregoing deed, with certificates hereto attached, was filed in my office for registration on the 1st day of November 1922, at 7-25 o'clock P.M., and noted in Filation Book "D", on page "17", and duly recorded in Deed Book No. "17", on page 256 57-8

Witness my hand at office in Cookeville, Tenn., this 1st day of November 1922

Haskell Grogan Register
By D. R.

*The document above was filed by Virgil Timothy Denny and his sister Minnie Myrtle Denny after the death of their mother, Elizabeth Hettie (Paul) Denny. Hettie died March 22, 1922. Virgil and Minnie being desirous of dividing or partitioning said tract of land had this document filed on November 1, 1922 .

*This same document was filed 27 yrs. later on July 7, 1949, by Audra Camilla (Anderson) Denny after the death of her husband, Virgil Timothy Denny. He died on June 26, 1949. This document verifies Virgil Timothy Denny's ownership of his portion of Timothy Denny's land that was divided between Virgil and his sister Minnie Denny back in 1922. Minnie Denny died May 10, 1957. Virgil Timothy Denny's wife Audra Camilla (Anderson) Denny died October 26, 1990 willing her lands to her only son, Tim Denny. Tim Denny was born May 25, 1923 and died August 1, 2001.

State of Tennessee, Putnam County File July 7, 1949 at 2:15 o'clock P.M. and noted in Filation Book F on page 169 and recorded in Book 57 on page 286 – Kenneth McBroom Register

State Tax \$4.50
 Clerk Fee .15
 \$4.65

Paid July 8, 1949

Brown: County Court Clerk

Tim Denny inherited the lands owned by his aunt, Minnie Myrtle Denny and sold ALL of this land to several different people at various times throughout his ownership. After the death of his father, Virgil Timothy Denny, Tim Denny inherited part of the land owned by his parents, Virgil and Audra Denny. He sold ALL of his portion of the land he had inherited from his father to several different people at various times throughout his ownership. After the death of his mother Tim Denny inherited his mother's land and sold ALL of the land in 1993, to Vernon & Barbara Markel. The realtor was Century 21 of Cookeville, TN.

The descendants of the Timothy Denny family own none of the two farms that were situated next to each other in Civil District 11 of Putnam Co., TN. Land purchased by Timothy Denny & his son Virgil Timothy Denny. Timothy Denny purchased 200 acres from J.W. McDaniel in 1870 and 4 9/16 acres from Josiah Barlett & his wife, Mary in 1894. Virgil Timothy Denny purchased 164 ½ acres from Robert Filmore Maxwell in 1919.

Annie Whitehead =

Boyd's corner = Boyd's corner mentioned in this deed is the land owned by **George Washington Boyd** – b. 22 January 1859, Putnam Co., TN – d. 23 September 1924, TN – s/o s/o **Bransford Boyd & Elizabeth Jane Jared** – he md **Naomi Tennessee Kerr/Carr** – b. 20 September 1855, Putnam Co., TN – d. 18 May 1928, TN – Both Buried: Boyd – Russell – Young Cemetery, **Luke Alexander Shanks** homeplace, Putnam Co., TN.

C.B. Maddux = **Charlie Burton Maddux** – b. 18 November 1878 – d. 3 April 1940 md **Martha D. Jones** – b. 26 September 1875 – d. 4 October 1929 s/o **Mary J. Burton Maddux** – b. 10 March 1959 – d. 30 September 1904 – md **Josiah Bartlett** – b. 29 January 1855 – d. 10 May 1922, Coffee Co., TN Buried: Maddux Cemetery, Putnam Co., TN – located east of Buffalo Valley, TN on the **Walter Warren Shanks** farm.



L.M. Bullington = **Linnaeus "Linnie" Milan Bullington**
 b. 16 December 1884, Putnam Co., TN - d. 10 July 1965, TN
Attorney & Expert on Land Titles, & a Notary Public.
 s/o **John Wesley Bullington** and **Evelyn "Eva" Angeline Essex**
 md Cora Etta Allison – *DAR Member*
 b. 11 November 1888 - d. 19 December 1970 –
 d/o **Jonathan L. Ensor & Sarah Frances Evans**
 Both Buried: + Cookeville City Cemetery, Cookeville, TN

Linnaeus "Linnie" Milan Bullington

