

Alex Hunt wife
Do
W. R. King
H. Clay Evans
D. Woodworth Jr.
H. F. Temple
W. S. Marshall

Land on Look-
out Mountain

For and in consideration of the sum of thirty dollars per acre paid and to be paid by W. R. King, H. Clay Evans, D. Woodworth Jr. H. F. Temple and W. S. Marshall as follows, to-wit: One thousand dollars to us in hand paid, the receipt of which is hereby acknowledged and the balance to be paid when the interest of the undersigned Alexander Hunt in the fish track named below is ascertained and determined by survey, and to secure which a lien is hereby retained, Mr. Alexander Hunt and Lervina Hunt husband and wife have bargained and sold and do by these presents grant, bargain, sell and convey unto the said W. R. King, H. Clay Evans, D. Woodworth Jr. H. F. Temple and W. S. Marshall their heirs and assigns all the interest of the undersigned Alexander Hunt in the following described tract of land to-wit: All of the right, title and interest of the said Alexander Hunt in and to a tract of land lying in sections seventeen (17), eighteen (18) nineteen (19) and twenty (20) in the 17th Civil District of Hamilton County Tennessee on Lookout Mountain, being described in a deed made by Spencer C. Rogers to Ben. Chandler registered in Book "R" pages 381 to 383 in the Register's office of Hamilton County bounded on the South by the State line between Tennessee and Georgia, on the East by lands formerly owned by C. R. Roberts, on the North by the Houck & McCallie lot and other lands of Alexander Hunt, and on the West by the East line of the lot first described in said deed from Rogers to Chandler.

The quantity of land herein conveyed is intended to be not less than fifty (50) acres and should the interest of the said Alexander Hunt in the tract of land above described not amount to as much as fifty (50) acres then a sufficient strip of uniform width to bring the amount of said Hunt's interest up to fifty acres is hereby conveyed off of the land of said Hunt adjoining the above described tract on the North side and beyond the line specified above as the Western boundary line.

To have and to hold the same unto the said W. R. King, H. Clay Evans, D.

Woodworth Jr. H. F. Sample and M. O. Marshall, and their heirs and assigns forever.

And we do hereby covenant with the said M. R. King, H. Clay Evans, D. Woodworth Jr., H. F. Sample and M. O. Marshall that we are lawfully seized of said premises, that they are free from incumbrances and that we will serve warrant and defend the title to the same to the extent of the said fifty acres against the lawful claims of all persons whomsoever. And for the consideration aforesaid, and as a part of the sale above made we have given and granted and do hereby give and grant unto the said M. R. King, H. Clay Evans, D. Woodworth Jr., H. F. Sample and M. O. Marshall the exclusive right, privilege and option of purchasing at the price of thirty dollars (\$30) per acre at any time within three years from this date and on condition that said King, Evans, Woodworth, Sample and Marshall or any of them or they or any of them and others associated with them either as individuals or as a corporation shall within said term of three years from this date construct a carway or incline railway up Lookout Mountain for the use of the public and have such railway or incline in operation to the top of said Mountain within said three years. Said tract of land being described as follows: Being all of that part of the tract of land purchased by said Alexander Hunt from Ben Chandler which lies north and east and south east of the sales tract which has this day been by us conveyed to said King and others and north of the road leading from Sunset Rock to the Natural Bridge House which runs about twenty rods north of said Hunt's dwelling house and containing about thirty eight (38) acres more or less, and lying principally in the 17th Section, and upon the completion of said incline or railway to the top of said Mountain and the payment of the sum or price of thirty dollars per acre therefor we will convey by good and sufficient deed of general warrant to said King, Evans, Woodworth, Sample and Marshall, their heirs and assigns the tract of land last above described, Provided however that in the event said railway or incline or car way shall not be constructed to the top of the Mountain within said three years from this date then this option or privilege shall be and become void and of no effect.

The contents of sale of this 38 acre tract last specified to be subject however to a further agreement in writing of our date executed by said King, Evans, Woodworth, Sample and Marshall to said Alexander Hunt. The grantors hereby bind their heirs, Executors, Administrators or assigns to execute this deed to the 38 acre tract last mentioned. In witness whereof we have hereunto set our hands this 31st day of January, 1885.

Alexander Hunt
Lavinia M. Hunt

State of Tennessee } Personally appeared before me J. H. Messick, Dep. Clerk of the County Court
Hamilton County } of said County Alexander Hunt and Lavinia M. Hunt the within named bargainers,
with whom I am personally acquainted and who acknowledge that they executed the within instrument for
the purposes therein contained. And Lavinia M. Hunt wife of the said Alexander Hunt having
appeared before me privately and apart from her husband the said Lavinia M. Hunt acknowl-
edges the execution of the said deed to have been done by her freely, voluntarily and understand-
ingly, without compulsion or constraint from her said husband and for the purposes therein
expressed. Witness my hand at office this 31st day of Jan'y 1885.

J. H. Messick, Dep. Clerk

State of Tennessee } The above deed and certificate were filed Feb'y 2^d 1885 at 11 a.m. in
Hamilton County } (said in: Note Book No. 3 page 226 and recorded in Book R. Volume 2 pages 113 & 114.
Witness my hand at office in Chattanooga.

266 Dec 1885 Register