

Deed of Conveyance

John C. Roberts to Peter Ferrell — Robertson County, Texas (1894)

The State of Texas | County of Robertson

Know all men by these presents: That I, John C. Roberts, of the County of Robertson, State of Texas, in consideration of the sum of Two Hundred and Two and 94/100 Dollars, secured to be paid by Peter Ferrell, as follows: one promissory note for the sum of Two Hundred and Two and 94/100 Dollars, executed by Peter Ferrell, dated December, 1894, and payable to John C. Roberts, or order, twelve months after date, with interest thereon from date until paid at the rate of 10% per annum, interest payable annually as it accrues, both interest and principal at the office of Mitchell Bros. [& Lockard?], in Franklin, Robertson County, Texas, and also providing that all past-due interest shall bear interest at 10% per annum from maturity until paid, and 10% as attorney's fees if placed in the hands of an attorney for collection, or if collected by suit, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, unto the said Peter Ferrell, of the County of Robertson, in the State of Texas, all that certain lot, tract or parcel of land described as follows:

A part of the Howard [F.] Thornton 640-acre survey, situated in Robertson County, Texas, about 2½ miles west of the town of Franklin, and near Touchstone branch, and being Lot No. 11 of the subdivision of the said Howard Thornton survey:

Beginning at the S.E. corner of Lot No. [illegible], the same corner of 60 acres and 520 varas from the S.W. corner of the said Thornton 640-acre survey, a stake in the south line of said Thornton 640-acre survey for the S.W. corner of this survey; Thence N.W. 1055 varas with the East line of Lots No. 6 and No. 7 to a stake for the S.W. corner in the East line of Lot No. 7; Thence N. 60 E. 626 varas to the west line of Lot No. 3 of 160 acres, near the S.W. corner of said Lot No. 3, a stake for N.E. corner; Thence S. 70 E. 1038 varas to the south line of said 640-acre survey, a stake for the S.E. corner; Thence [West] with the said Thornton south [line] to the beginning, containing Seventy-Nine (79) acres of land, be the same more or less.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging, or in anywise incident or appertaining.

To have and to hold all and singular the said premises unto the said Peter Ferrell, his heirs and assigns forever. And I do hereby bind myself, my heirs, [and] administrators, to warrant and forever defend the said premises unto the said Peter Ferrell, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid according to its face, tenor and effect, when this deed shall become absolute.

Witness my hand, this 1st day of December, A.D. 1894.

John C. Roberts

Acknowledgment

The State of Texas | County of Robertson

Before me, F. J. Miller, Clerk of the County Court of the County of Robertson, in the State of Texas, on this day personally appeared John C. Roberts, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal of office, this 15th day of January, A.D. 1895.

(L.S.) F. J. Miller, Clerk, Co. Court

Filed for record at 10 o'clock [A.M./P.M. *uncertain*], January [day *uncertain*], and recorded [date *uncertain*].

W. W. Wilson

Note: another John C. Roberts sale out of the Howard F. Thornton 640-acre survey, this time 79 acres (Lot No. 11 of the survey's subdivision) to Peter Ferrell, near Touchstone Branch, about 2½ miles west of Franklin, Robertson County — the county seat. The deed itself is dated December 1, 1894, matching the note's execution date, and acknowledged January 15, 1895; the filing/recording details at the end of the scan are too garbled to transcribe with confidence. F. J. Miller, the County Clerk here, is the same clerk who recorded the 1889 Roberts–Bodiford deed. This is at least the fourth documented sale by John C. Roberts out of the Thornton survey subdivision in this set (Lots and tracts to Caskey, Bodiford ×3, and now Ferrell), suggesting Roberts held a substantial share of the subdivided survey and was liquidating it in pieces across the 1880s and 1890s, echoing the same pattern seen decades earlier in the Elias & Melvina Roberts / Samuel Heath sales.

Spell-corrected transcription prepared from OCR scan. Obvious OCR errors corrected; punctuation and spacing normalized; original wording and content otherwise preserved.