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CA/003/02/031 1978.32.0320 – 1978.32.0323

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# Merrill Papers, Documents

## 1978.32.0320-1978.32.0323

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ABSTRACT OF TITLE

TO

The following tracts of land in lot 202, 18th district of Thomas county, Georgia:  
 (1) Beginning at a point on south line of said lot 800 feet from southeast corner, running thence north 44 degrees west 720 feet; thence east along south line of lot 1060 feet to starting point, containing 6.3 acres, more or less;  
 (2) Lots 7, 8 and 9 as shown in plat of portion of lot 202 recorded in Book ZZ, page 221 Records of Deeds of Thomas county, Georgia, said lot 7 containing 5.2 acres, lot 8 containing 5.8 acres and lot 9 containing 7.1 acres.

State of Georgia  
 to  
 Alexander Vaughn

1. Grant dated Jan. 25, 1821, recorded in office of Secretary of State.

Conveys whole of lot 202, 18th district, containing 220 acres.

James Vaughn  
 to  
 Daniel Vaughn

2. Deed recorded in Book G, page 197, Jan. 26, 1856.  
 Deed dated: Jan. 26, 1850.  
 Witnesses: Mary Vaughn and Alex Vaughn.

Conveys whole of lot 202, 18th district.

Daniel Vaughn,  
 by J.P. Vaughn, Admr.  
 to  
 James Vaughn

3. Deed recorded in Book F, page 492, Jan. 12, 1855.  
 Deed dated: Oct. 3, 1854.  
 Witnesses: D.S. Harrison and J.H. Harrison.  
 Probated by D.S. Harrison before S.V. Swell, J.P.

Conveys whole of lot 202, 18th district.

Jan. Vaughn  
 to  
 A.T. MacIntyre

4. Deed recorded in Book RL, page 351, March 27, 1906.  
 Deed dated: March 8, 1890.  
 Witnesses: A.T. MacIntyre and R.B. Marzke, J.P.  
 Consideration: \$500.00.

Conveys whole of lot 202, 18th district.

5. Will of A.T. MacIntyre is recorded in will book J, page 48 et seq, in office of Ordinary of Thomas county, Georgia, and is probated in proper form. Item 10 of will appoints his wife, America T. MacIntyre executor and authorizes her to sell all property at public or private sale.

A.T. MacIntyre, by A.T.  
 MacIntyre, Exr.  
 to  
 W.I. MacIntyre

6. Deed recorded in Book 00, page 78, Feb. 1, 1904.  
 Deed dated: Jan. 23, 1904.  
 Witnesses: H.A. MacIntyre, G.B. Parker, H.P.  
 Consideration: \$2250.00.

Conveys whole of lot 202 in 18th district of Thomas county, Georgia, the Willahassco and Thomasville road passing thru same, containing 250 acres, more or less.

W. I. MacIntyre  
 to  
 Flowers Parker Realty Co.

7. Deed recorded in Book YI, page 23, June 2, 1911  
 Deed dated: Dec. 30, 1910.  
 Witnesses: Mrs. E.H. Beamer - Roscoe Luke, H.P.  
 Consideration: \$3500.00.

Conveys part of lot 202, 18th district, lying south of Thomasville and Duncanville road except 12 1/3 acres at intersection of public road at north east corner, bounded as follows: Beginning at intersection of public road and east line of lot and running due south along said east line 490, thence due west 175 yards, thence due north to public road, thence along road to starting point, containing 117 1/2 acres, more or less.

Flowers Parker Realty Co.  
to  
J. H. Flowers

8.

Recorded in Book 3A, page 245, Oct. 3, 1911.  
Date: Sept. 29, 1911.  
Witnesses: W.I. MacIntyre and W.C. Snodgrass, N.P.  
Consideration: \$3161.00.

Conveys all of lot 202, 18th District, lying south of Thomasville and Tallahassee public road except 12 1/2 acres in north-east corner, containing 117 1/2 acres, more or less.

J. H. Flowers is  
to  
A.D. Little

9.

Recorded in Book 3I, page 258, June 24, 1915.  
Date: Dec. 19, 1914.  
Consideration: \$1545.00.

Conveys tract on Thomasville and Tallahassee road 4 miles from Thomasville containing 81 1/2 acres, more or less, bounded north by Ansley and Ortiz, east by Thomasville Lumber Co., south by settlement road, west by Thomasville and Tallahassee road, including tract 1 described in caption.

10.

Plat of land conveyed by Flowers to Little.  
Recorded in Book 3-I, page 259, June 24, 1915.

A. L. Little  
to  
John Dixon

11.

Recorded in Book 3H, page 333.  
Date: Jan. 23, 1914.  
Consideration: \$189.00.

Conveys tract in 18th district, part of lot 202, as described in tract 1 in caption.

Flowers Parker Realty Co.  
to  
John Dixon

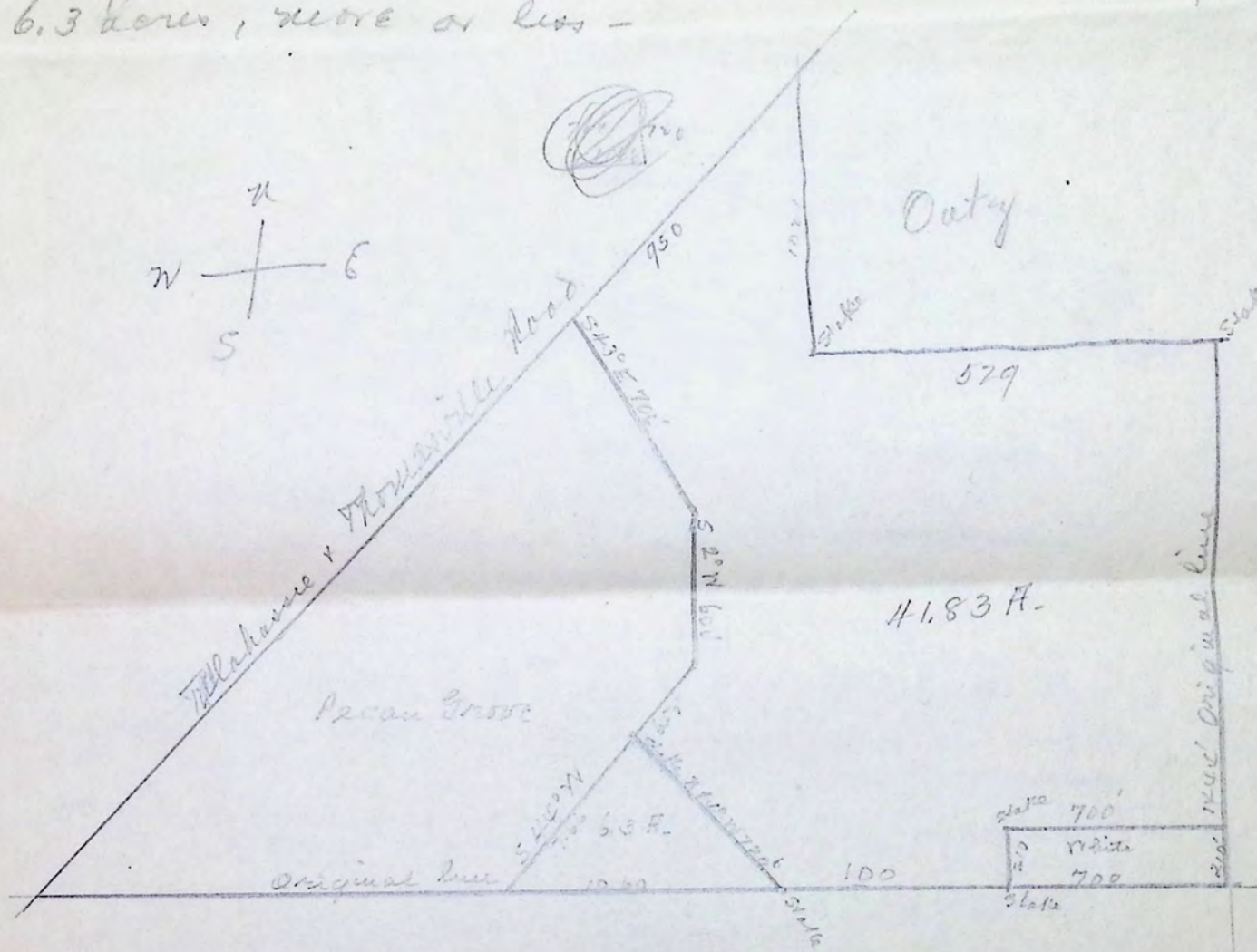
12.

Recorded in Book 3B, page 231, Feb. 15, 1912.  
Date: Feb. 12, 1912.  
Witnesses: W.I. MacIntyre and W.C. Snodgrass, N.P.  
Consideration: \$500.00.

Conveys lot 8 as described in caption.

John Dixon ( Date 12/22/14  
 Cons. #18900

Tract in 18<sup>th</sup> dist Thos Co Ga, part of lot 202,  
 beginning at a point on south line of lot 800 feet  
 from S.E. Corner of said lot, running thence north  
 44 degrees west 720 feet, thence south 44 degrees  
 west 766 feet to south line of lot, thence east  
 along said south line 1066 feet, containing  
 6.3 acres, more or less -



Map recorded in Book 3I, page 259

J. H. Flowers } Book 3I, page 258, 6/24/14 -  
 A. D. Little } Date: 12/19/14  
 Cons: #15415.00

Tract in T-7 R5 4 mi fr Thos Co containing 5 1/2 acres,  
 more or less, bounded north by Ausley & Oatry, east by  
 Thos Co Agr. Co., south by settlement road, west by  
 T-T Rd.

Flowers Parker Realty Co.  
to  
John Dixon

14. Recorded in Book 3B, page 232, Feb. 15, 1912.  
Date: Feb. 12, 1912.  
Consideration: \$500.00.  
Witnesses: W.I. MacIntyre - W.C. Saggross, N.P.

Conveys part of lot 202 in 18th district described as lot 7 in caption and containing 5.3 acres.

John Dixon  
to  
J.M. Dixon

15. Recorded in Book 3B, page 152, July 17, 1912.  
Date: March 8, 1912.  
Consideration: \$500.00.  
Witnesses: R.E. McDonald and W.H. Parker, N.P.

Conveys same property as #14.

J. H. Flowers  
to  
John Dixon

16. Book 3B, page 528, Sept. 4, 1917.  
Date: March 8, 1914.  
Consideration: \$1000.00.  
Witness: W.H. Parker and W.M. Bryan, N.P.

Conveys portion of lot 202 in 18th district of Thomas county, Georgia, shown as tracts 7 and 8 in plat recorded in Book 22, page 221, 7 containing 5.2 acres and 8 containing 5.8 acres, being same land conveyed to grantee by Flowers Parker Realty Co. by error and recorded in Book 3B, pages 231 and 232, and shown as 12 and 14 of this abstract.

J.H. Flowers  
to  
John Dixon and R.E. McDonald

17. Book 3B, page 312, April 26, 1914.  
Date: March 9, 1914.  
Consideration: \$700.00.  
Witnesses: W.H. Parker, W.M. Bryan, N.P.

Conveys part of lot 202 in 18th district described as lot 9 in caption and containing 7.1 acres.

John Dixon and J.M. Dixon  
to  
T.B. Chisholm and L.C. Houston Jr.

18. Book 3B, page 529, Sept. 4, 1917.  
Date: May 28, 1917.  
Consideration: \$1250.00.  
Witnesses: D.C. Walker, Welle Patten, N.P.

Conveys property described as part 1 of caption and lots 7 and 8 of part 2.

John Dixon  
to  
T.B. Chisholm and L.C. Houston Jr.

19. Book 3B, page 455, Feb. 13, 1916.  
Date: Feb. 11, 1915.  
Consideration: \$550.00.  
Witnesses: D.C. Walker and J.M. Hatch, N.P.

Conveys undivided half interest in property described in #17.

R.E. McDonald  
to  
T.B. Chisholm and L.C. Houston Jr.

20. Book 3B, page 311, May 6, 1914.  
Date: April 27, 1914.  
Consideration: \$500.00.  
Witnesses: W.M. Hamilton and J.M. Hatch, N.P.

Conveys undivided half interest in property described in #17.

T.B. Chisholm and L.C. Houston Jr.  
to  
Mrs. W. A. Wells

21. Book 3B, page 505, Jan. 5, 1920.  
Date: Oct. 7, 1919.  
Consideration: \$3500.00.  
Witnesses: C.B. Postell, J.M. Hatch, N.P.

Conveys property described in caption.

Abstract of Title

to

104 acres of land, more or less in lot 82 in 14th district of Thomas county, Georgia, beginning at southwest corner of lot 82 and extending north along west lot line 25 chains; thence east 25 chains; thence in a southeasterly direction to a branch; thence along run of branch to a point on south line of lot 12.5 chains west from southeast corner of lot 82; thence west along south lot line 58.5 chains to point of beginning, containing 104 acres, more or less.

1. State of Georgia Date of Grant: June 10, 1830.  
to Recorded in office of Secretary of  
M. E. Moore State, Atlanta, Georgia.

Grant conveys all of lot 82 in 14th district of Thomas county, Georgia, containing 490 acres.

2. John P. Lyons Warranty Deed, recorded July 18, 1867,  
to Book L, page 47.  
Date: April 1, 1867.  
John T. Lyons Consideration: \$5.00 and love for son.  
Witnesses: L.D. Butler - T.B. Whitefield, J.P.

Conveys  $326 \frac{2}{3}$  acres from south part of lot 82 and north part of lot 103, including land described in caption.

Since title to this land is shown to have passed out of the State and title is perfected by twenty years possession it is not necessary to show changes of title between #1 and #2, paper title being perfect for nearly sixty years.

3. John P. Lyons and Warranty deed, recorded June 10, 1885,  
John T. Lyons in Book U, page 81.  
to Date: Oct. 8, 1869.  
Jas. L. Seward Consideration: \$1965.00.  
Witnesses: M. Johnson, H.H. Tooke, Ordinary.

160 acres, being all unsold part of lot 82 in 14th district of Thomas county, Georgia, being broadside to land lately sold to Wm. Vaughn, including land described in caption.

4. Jas. L. Seward Warranty deed, recorded Sept. 27, 1879,  
to in Book Q, page 39.  
Date: Feb. 22, 1870.  
Wm. Vaughn Consideration: \$1230.00.  
Witnesses: J.C. Lewis, H.H. Tooke, Ordinary.

Conveys 160 acres, more or less, of lot 82, 14th district of Thomas county, Georgia, deeded to me and described in deed made by John P. Lyons to J. L. Seward, Oct. 8, 1869.

Wm. Vaughn, by Tabitha Vaughn, sole heir, and J.F. McCann, Admr.

to

M. A. Lewis

5.

Warranty deed, recorded Oct. 24, 1901, in Book 60, page 573.

Date: May 27, 1901.

Consideration: \$100.00.

Witness: H.T. Vann, H.C. Jordan, J.P.

Conveys land "Commencing at corner of Malinda Mincey's land on Tallahassee Road and running north to the deep run of the branch, from thence south along a cross fence to the Tallahassee Road, thence along Tallahassee Road to starting point, containing 67 acres, more or less, in lots 103 and 82", including part of land described in caption.

Wm. Vaughn died intestate May 9, 1900, leaving his widow, Tabitha Vaughn, sole heir at law. J.F. McCann was appointed administrator of the estate, qualifying July 2, 1900. He was discharged as administrator Dec. 9, 1903. See Minutes of Court of Ordinary of Thomas county, Book 2, page 188.

Subsequently to making this deed, in which she was unnecessarily joined by McCann, she conveyed the property described in caption to Cooke, Roddenbery and Luke, as shown in #6, apparently with knowledge and consent of Mrs. M. A. Lewis. Since Mrs. Lewis is to join in deed to Mr. Ray this will perfect title to him.

6.

Mrs. Tabitha A. Vaughn, sole heir at law of Wm. Vaughn

to

A.H.S. Cooke, Roscoe Luke and S.A. Roddenbery

Warranty deed recorded Nov. 11, 1903.

Date: Nov. 4, 1903.

Consideration: \$8000.00.

Witness: J.F. McCann, R.L. Redfearn, N.P.

Conveys 160 acres in lot 82 in 14th district of Thomas county, Georgia, as shown in deed from J.L. Seward to Wm. Vaughn, recorded in Book Q, page 39, including land described in caption.

7.

A.H.S. Cooke, Roscoe Luke and S.A. Roddenbery

to

Mrs. R. A. Cooke

Warranty deed recorded July 13, 1905, in Book 30, page 16.

Date: July 12, 1905.

Consideration: \$6000.00.

Witness: W.H. Rockwell, Theo Titus, N.P.

Conveys all the real estate and personal property described in deed from Mrs. Tabitha A. Vaughn to A.H.S. Cooke, S.A. Roddenbery and Roscoe Luke, dated Nov. 4, 1903, and of record in Superior court clerk's office of Thomas county. The real estate being what is known as the Wm. Vaughn, deceased, plantation and containing in the aggregate 1666 acres, including land in caption.

8.  
Mrs. R. A. Cooke  
to  
R. B. Shuman  
Deed without warranty, recorded Jan. 20, 1908, in Book UU, page 93.  
Date: Jan. 17, 1908.  
Consideration: \$8000.00.  
Witness: A.H.S.Cooke, R.Luke, N.P.

Conveys 160 acres, more or less, of lot 82 in 14th district of Thomas county, Georgia, including land in caption.

9.  
R. B. Shuman  
to  
Mrs. R. A. Cooke  
Warranty deed recorded Jan. 30, 1908, in Book UU, page 122.  
Date: Jan. 20, 1908.  
Consideration: \$8000.00.  
Witness: S.A.Roddenbery, R.Luke, N.P.

Conveys 160 acres of land, more or less, in lot number 82 in the 14th district of Thomas county, Georgia, including land described in caption.

10.  
O.H.Cooke, by A.H.S.Cooke,  
as executor,  
to  
Mrs. S. L. Hayes  
Executor's deed recorded Feb. 1, 1910, in Book XX, page 12.  
Date: Jan. 26, 1910.  
Consideration: \$8000.00.  
Witness: R.Luke, W.C.Snodgrass, N.P.

Conveys 160 acres of land, more or less, in lot number 82 in the 14th district of Thomas county, Georgia, including land described in caption. Subject to bond for title to T.W.Lewis.

See abstract of lot 101, item 18 for recitals in this deed and explanation of same.

11.  
Mrs. S. L. Hayes  
to  
T. W. Lewis  
Deed without warranty, recorded in Book 3 J, page 489, Feb. 12, 1916.  
Date: Feb. 2, 1916.  
Consideration: \$8000.00.  
Witness: G.P.Hansell, W.A.Pringle, N.P.

Conveys 160 acres of land, more or less, in lot number 82 in 14th district of Thomas county, Georgia, including land in caption.

12.  
A.H.S.Cooke, H.R.Cooke Jr.  
and Mrs. H.R.Cooke, sole  
heirs at law of Mrs. R.A.  
Cooke  
to  
T. W. Lewis  
Deed without warranty, recorded in Book \_\_\_\_\_, page \_\_\_\_\_  
Consideration: \$10.00.  
Date: Oct. 23, 1925.  
Properly witnessed as to grantors.

Conveys 160 acres of land, more or less, in lot 82 in 14th district of Thomas county, Georgia, including land in caption.



Abstract of Title  
to

City lot in Boston, Thomas county, Georgia, beginning at intersection of Jefferson and Butler streets and running south along Butler street 210½ feet to a stake; thence northeasterly and parallel with Jefferson street 95½ feet to a stake; thence north 210½ feet to Jefferson street; thence westerly along Jefferson street to starting point.

1.  
William McLendon Date: Feb. 18, 1868.  
to Recorded in Book L, page 122,  
Feb. 22, 1868.  
William J. Wilson Consideration: \$200.00.  
Warranty deed. Properly witnessed.

In Thomas county, Georgia, known as that piece of land near station 18 of Atlantic & Gulf railroad, containing 4 acres, more or less, known as the lot on which Mrs. Mary J. Cave built two houses bounded as follows: Commencing at south margin of the street running from station 18 to the old Parramore residence; thence along the line of the Presbyterian church lot to a fence; thence eastwardly along north side of said fence to the run of the spring branch; thence up the run of said branch to said first described; thence along said road to the starting point.

2.  
Mrs. Emma Hargrett, Mrs. Margaret Date: May 6, 1908.  
E. Austin, Mrs. Alice I. Whipple,  
Mrs. M. J. Murrow, W. T. Wilson, Recorded in Book UU, page 237,  
J. A. Wilson, Jeff D. Wilson, being May 22, 1908.  
all the heirs of W. J. Wilson. Consideration: \$1630.00.  
to Properly witnessed.  
J. A. Horn  
Warranty deed.

In town of Boston, Thomas county, Georgia, beginning at a stake at the intersection of Jefferson and Butler streets and running south 410½ feet to a stake in the north side of Steele street, thence east along Steele street 466½ feet to the center of the branch; thence northerly with said branch 451 feet to Jefferson street; thence west along Jefferson street 411½ feet to starting point. This description includes two parcels of land, one facing Jefferson street and deeded to W. J. Wilson by Wm. McLendon and recorded in Book "L", folio 122, the other adjoining on the south and deeded to W. J. Wilson by H. M. Butler and recorded in Book T, folio 679.

Note: W. J. Wilson died intestate, a resident of Thomas county, Georgia, and the named grantors were all of his heirs at law. The abstracted property lies within the boundaries of the property sold by McLendon to Wilson.

3.  
J. A. Horn Date: Jan. 5, 1910.  
to Recorded in Book XI, page 187,  
April 9, 1910.  
E. M. Fambrough Consideration: \$425.00  
Warranty deed. Properly witnessed.  
Conveys property described in caption.

4.

E. M. Fambrough  
to  
Mrs. Jessie Horn  
Warranty deed.

Date: March 1, 1910.  
Recorded in Book XX, page 188,  
April 9, 1910.  
Consideration: \$400.00.  
Properly witnessed.

Conveys property described in caption.

5.

Mrs. Jessie Horn  
to  
Jas. A. Mallette  
Warranty deed

Date: May 14, 1923.  
Recorded in Book 3"Z", page 491,  
June 9, 1923.  
Consideration: \$2200.00.  
Properly witnessed.

Conveys property described in caption.

6.

Jas. A. Mallette  
to  
The Merchants & Farmers  
Bank of Boston  
Warranty deed.

Date: May 6, 1931.  
Recorded in Book 4"Z", page 466,  
Sept. 18, 1933.  
Consideration: \$10.00 and other.  
Properly witnessed.

Conveys property described in caption.

THE PEOPLES SAVINGS BANK  
NO. 107 NORTH BROAD STREET  
CAPITAL STOCK \$50,000.00  
SURPLUS & UNDIVIDED PROFITS \$19,000.00  
THOMASVILLE, GEORGIA

T. J. BALL, President  
W. J. UPCHURCH, 1st Vice-Pres.  
W. T. McLEAN, 2nd Vice-Pres.  
R. J. McCLenny, Cashier

Abstract of Title

to

Tract of land in lot 99 in 13th district of Thomas county, Georgia, on south side of Thomasville & Boston public road, beginning at the southeast corner fence post of Milton's enclosure, the said fence post being on north margin of A.C.L.R.R. right of way and 200 feet from east margin of Beulah Road, thence north along Milton fence and the continuation thereof in a straight line to Thomasville & Boston public road to a point 173 feet east of the east margin of Beulah road, at which point Milton has erected a stone post, thence westerly along south margin of Thomasville & Boston road to Beulah road, thence south along east margin of Beulah road to north margin of A.C.L.R.R. right of way, thence easterly along north margin of railroad right of way to starting point, said land by its part of land conveyed by W.E. Mack to C.T. & A.L. Thomas, as shown by deed hereinafter abstracted.

1.

Mattie C. Brandon,  
formerly Mattie C. Reid,

Date: Aug. 17, 1887.

to

Recorded Aug. 20, 1887, in Book W,  
page 371.

L. A. Vernèdee

Consideration: \$1500.00.

Witnesses: J.R. Reid, W.H. Brandon, N.P.

Conveys part of lot 99, commencing at a point on the Grooverville (same as Thomasville-Boston) Road in the middle of the avenue leading to the old Elzy Vann homestead, thence south  $90^{\circ}$  East 6 chains and 50 links to the line of right of way of S.F. & W. Ry, thence along line of right of way  $61\frac{1}{2}^{\circ}$  east 40 chains, thence north  $3\frac{1}{2}^{\circ}$  west 27 chains and 70 links to the Grooverville road, thence in a westerly direction along said road to starting point, containing 50 acres, more or less.

2.

L. A. Vernèdee

Date: Dec. 12, 1911.

to

Recorded Feb. 18, 1918, in Book 3-C,  
page 508.

J. H. Flowers

Consideration: \$6600.00.

Witnesses: D.A. Dixon, W.M. Parker, N.P.

Beginning at a point where a settlement road intersects the A.C.L. right of way on north side of lot 99 in the 13th district of Thomas county, Georgia, and running thence along east side of said settlement road north  $5^{\circ}30'$  west, 5 chains and 50 links to the Thomasville-Boston public road, thence in an easterly direction along said public road 59 chains and 35 links to the property of Lee Vann, thence ~~in~~ south  $1^{\circ}30'$  east 7 chains and 64 links to a stake, thence east ~~30'~~  $30'$  south 4 chains and 10 links to a stake, thence south  $1^{\circ}30'$  east 14 chains and 70 links to a stake, thence east  $20^{\circ}$  south 5 chains and 50 links to a stake, thence south  $1^{\circ}30'$  east 23 chains and 25 links to the A.C.L. right of way and the stake, thence along right of way in direction of Thomasville 80 chains 40 links to starting point, containing 165 acres, more or less, being parts of lots 99, 132 and 133 in 13th district of Thomas county, Georgia.

some more you could get some more for it as a going concern. Mr Carlswell used the upper part of the building, of this mill. The same flooring I think he is using a part of it now. Yessir he used a part of the building. I dont think that he used all of the shanties these were all on the land that I sold to him. I dont think that he used any of the shanties. When I took charge I did not take charge of everything down there, the whole concern, I took charge as such as I retention title to. I do not know what Monroe had there belonging to him that I did not take, there was a drag pin and a blower, a good many various things there, he had some pipe tools, belts pulleys and ropes that he said was his, and I said you take everything that you see is yours. A number of things was either covered with mortgage or tentntion or title. We got such as we had titles to we took a mill that was in operation. I dont know that I ever saw that ~~letter~~ before after refreshing my recollection from that letter, Mr Monroe had the use of the tram, the tram was there in his possession. We paid for one third of the time and he two thirds. I told Chastain that he could use the tram, as little as he could and let them use it as much as they could and push it along as rapidly as he could. I did not see all of the letters that came there to my office after reading that letter now, I do not know that I saw it before. I never heard anyone speaking of it. I would not say about having seen that letter before, the engine was left entirely with him to manase and do as he fit. I dont ~~mean~~ to say I let him keep the entire engine all the time I said 2/3 of the time. We kept ~~man~~ there part of the time that run the engine and paid him we was not in control of the man operating the engine. We had nothing to do with operating the tram engine. It might have occurred that I made complaints to him about not getting orders filled, and he said that he could not get the logs to the mill. I dont think that there is a good deal of that sort of trouble. I dont thik that there was

J. H. Flowers

3.

Date: Dec. 19, 1919.

to

Recorded Jan. 5, 1920, in Book 3-R,  
page 604.

E. E. Mack

Consideration: \$12,670.00

Witnesses: Mrs. R. H. Dixon and  
Louis S. Moore, N.P.

Same description as No. 2, "Except 26 acres, more or less, heretofore sold off from lots 132 and 133 on east side of said tract and having no public road frontage, more fully described in a deed from Lee Vann to J. H. Flowers, recorded in Book 3-F, page 225, Dec. 10, 1913, deed dated Dec. 9, 1913. The land hereby conveyed containing 139 acres, more or less, and being parts of lots number 99, 132 and 133 in the 13th district of Thomas county, Georgia."

4.

E. E. Mack

Date: Jan. 2, 1923.

to

Recorded Jan. 4, 1923, in Book 3-W,  
page 217.

W. E. Mack

Consideration: \$4500.00.

Witnesses: R. S. Pardee, R. G. Fleetwood,  
n.p.

Conveys same land as number 4.

5.

W. E. Mack

Date: Feb. 23, 1926.

to

Recorded April 9, 1926, in Book 4-D,  
page 532.

G. T. Thomas and  
A. L. Thomas

Consideration: \$5000.00.

Witnesses: M. L. Crawford, W. I. MacIntyre  
N.P.

About 20.7 acres of land in lot 99 in 13th district of Thomas county, Georgia, bounded as follows: Beginning at a point where Beulah settlement road intersects the A.C.L. right of way on north side in said lot and running thence along east side of settlement road north  $5^{\circ}30'$  west 5 chains and 50 links to the Thomasville-Boston public road, thence south  $62^{\circ}$  east along said road 5 chains, thence east 5 chains, thence north  $83^{\circ}$  15.7 chains, thence east (still along Thomasville-Boston road 10 chains to east line of lot 99, thence south along lot line 26.25 chains to north side of A.C.L. right of way, thence north  $57^{\circ}$  west 9 chains, continuing north  $60^{\circ}$  along right of way 31.4 chains to starting point. This is part of land described in deeds recorded in Book 3-R, page 604, and Book 3W, page 217, office clerk superior court Thomas county, Georgia.

6.

A. L. Thomas

Will recorded in Book 4-P, page 586,  
Deed Records of Thomas county by trans-  
cript from records of office of Ordinary  
of Walker county, Georgia.

to

Della Thomas

A. L. Thomas died Aug. 2, 1929, a resident of Walker county, Ga. His will was probated in common form in office of Ordinary of Walker county on Aug. 29, 1929, and letters issued at September term, 1929.

money. Nothing was said about the contract, they said if I would furnish money to purchase live stock and said they could not unless I did. Said they could not go on any further they did not have anything to go with. We were then forced to sell it or operate it and we were not able to operate it. We took back what we had retention title to and claims on. No other, we sold that property. We advertised it and wrote letters to every concern who would be likely to start a mill or a big one every concern would use some of it it was dismantled, we finally sold it in about two years time. I tried to sell it to Mr Caridwell before it was dismantled he would not have it, I examined it myself, I am familiar with the erection of mill plants, it was very poorly constructed in my judgment. That had a great deal to do with my selling it. I am familiar with the market price of machinery, the character that was both new and second hand, I have had 30 years experience handling machinery, dealing in mill business generally. We got various prices for it when we finally sold it, we got a fair market value for it, we did not even get enough to pay the Upmago Lumber Co for what they had advanced to the Monroe & Co for it. If I had known the market value of the property and had known that I was not getting the market value I would not have sold it. After we took charge of the mill I dont know how long we run it just a short time to complete some order that we had there. We did not run it a month, I would say two or three weeks, when I sold to Caridwell I sold the tram road and the timber and he bought a good deal of other timber and got a bigger mill. He has a big mill it would cut some more lumber than this one, very much larger mill. It depends largely on where it is located as to whether property that has been used as a mill would bring as much, erected and as a going concern to a man that could use it as a going concern as ~~it~~ when it was taken down and dis-separated. If it was like this one tram road and timber in reach of it it would be worth

Transcript is certified by W.L.Stansell as ordinary and ex-officio clerk of the court of Ordinary of Walker county, under seal of court.

Item 2 of the will bequeaths and devises all property of every kind, real and personal, to his wife, Della Thomas.

7.

G. T. Thomas and  
Della Thomas, executrix and  
sole beneficiary of will of  
A.L.Thomas, deceased,

to

Bernice Paul Milton

Date: Aug. 30, 1929.

Recorded Sept. 10, 1929, in Book  
4-Q, page 237.

Consideration: \$500.00.

Witnesses: Mrs.W.A.Jones, W.A.McClure  
Commissioner Deeds for Ga. in Tenn.  
(Seal)

Conveys same property describe in caption.

I have examined the record and find no encumbrance or lien on the property described in caption and consider the title good for loan by Thomasville Real Estate & Improvement Co.  
Sept. 11, 1929.

---

Attorney.

the contract. That timber was to be cut under the same contract. That timber was gotten to the mill over the tram road; all except a small piece that was wagoned in there up from about the mill, from the mill that was bought by them. After the mill was gotten in readiness to cut, there was an agreement between Upmago Lumber Co and Monroe & Co whereby we agreed to use the tram road 1/3 of the time and they 2/3 and we pay 1/3 of the pay roll and they 2/3 of it. I do not remember what time that agreement was made. I suppose that they had been cutting about two months when that agreement was made. The agreement did not continue quite up to the levy of the Copeland lien. It was changed because we had practically gotten through the construction of the tram road, it was constructed about 12 miles. The body of the timber that was bought to be reached by the tram road was about six miles from the mill. The first timber we reached in about six miles. In other words it was like this as soon as we commenced to build the tram road from Metcalfe we went through some timber out three miles we bought that timber and they commenced to cut some after we bought it. We bought that timber from Copeland & Co. There was never any complaint from Monroe & Co to the Upmago Lumber Co or to me as president of the Upmago Lumber Co about any failure on the Upmago Lumber Co part to let them have the use of the tram road until after it was levied on by Copeland. Until that time they did not specially make any complaint. They said that was the reason that they did not get along and do so well because we kept the tram engine and did not let them have the use of it. I don't know who they made that statement to don't know whether to or any officer of the Upmago Lumber Co the conversation about the continuing of the mill was up in my office here in Thomasville. It was the day after we had given the bond we got them up here, all three of them. I told them we had managed to get the mill back I had given bond for it and would like for them to operate it, we were ready to turn it back. Cap Hansell was there, Col Mitchell and Mr McLain they said they could not do no more now, they did not have anything to do with they had no funds or



line of lot 99, then a south along lot line  
to north side of a C & right of way, thence  
57° West 9 chains, continuing north 60° along right of  
way 31.4 chs to starting point. This is part of land  
described in deeds recorded in Book 3R, page 604,  
+ Book 3N, page 217, Office CSC Thos. G. ...

50 feet 14 chs to a stake, ...  
margin of Boulders

W-371  
M.C. Brown or to J.A. ...  
50" 608 12/11/11  
J.A. ... to H.T. ...

Date 1/2/23 Date recorded 1/4/23  
Book 3N Page 217 Where executed? Th...

Witnesses? RS Pardee R of Fland...

E E Meek

Grantor  
To

W E Meek

Grantee.

7450 Bo.

Exact description of property conveyed:

Same

... 50 East 14th St & 10th St to ...  
... E Meek & Margie B. Boulah

Dec. 3, 1924, Hamilton Co., Tenn.

W C Hunt, H H Green & H Hunt

Item 2 - all property to wife, Della Thomas

Proved in Walker Co. Ga. 8/29/29 at Common  
As Thomas died 8/2/29  
form

Sept term 1929

Letters Issued Sept 2, 1929;

Artified by W L Stansell, C.S. & Ex J. Clerk.

9/4/29 -

to  
J. H. Flowers

} 30-508  
12/1/1911  
2/18/18

P6650-

DADYON  
Wm. Parker N.P.

Beginning at a point where a settlement road intersects the A.C. right of way on north side in lot 99 in the 13<sup>th</sup> Dist of Thos. Co., Ga. & running thence along east side of said settlement road North 5<sup>o</sup> 30' west, 5 chs + 50 lks to the Thos. Co. & Boston public road, thence in an easterly direction along said public road 59 chs + 35 links to the property of Lee Vann, thence south 10<sup>o</sup> 30' E 7 chain + 6 lks to a stake, thence East 30' south 4 chs + links to a stake, thence South 1<sup>o</sup> 30' East 10 links to a stake, thence South 1<sup>o</sup> 30' East 14 chs + 70 lks to a stake, thence East 20<sup>o</sup> South 5 chs + 50 lks to a stake, thence South 10<sup>o</sup> 30' East 23 chs + 25 links to the A.C. right of way & the stake, thence along said right of way in direction of Title 80 chs + 40 links to starting pt. containing 165 acs. more or less, & being part of lot 99, 132 & 133 in the 13<sup>th</sup> Dist of Thos. Co.

Ma Hie C. Braudon  
formerly wife of C. Reid

J A Varadero

} 71-371  
Aug 17, 1887  
8/20/87 \$1500 =  
J R Reid  
W H Braudon, W.D.

part of lot 99,  
Commencing at a point on the Groverville Rd in  
the middle of the avenue leading to the old  
Elyy Vane homestead, thence South  $90^{\circ}$  East 5 chs +  
50 links to the line of the right of way of L F & W Ry,  
thence along line of  $12$  of W  $61\frac{1}{2}^{\circ}$  East 40 chs -,  
thence with  $3\frac{1}{2}^{\circ}$  West 27 chs - 90 links to the  
Groverville Rd., thence in a westerly direction  
along said road to starting point, containing  
50 acres, more or less

A

Abstract of Title to land of H.M.Hanna, Jr. to property known as Cherokee, seven miles West of Thomasville, Georgia, being lots #192 and #193 containing Two Hundred Fifty (250) acres each, in formerly Thomas, now Grady County, and Ten (10) acres in the Northwest corner of lot #194, Four hundred Twenty (420) feet East by Ten Hundred Fifty (1050) feet South in Thomas County Georgia, all in the Eighteenth (18<sup>th</sup>) land District of originally Early County.

1.

Abel Adams to E.R.Young  
Made January 20th, 1848; rec'd February 15th 1848, Book E, page 176  
Conveys lot #192 in 18th District Thomas County, Ga. Containing 250.A

2.

E.R.Young by his Executors to T.J.Young  
Public Sale made some time prior to 1870. After which T.J.Young conveyed a half interest to his brother Wm.J. Young, and they owned it together till May 18th, 1878. Lot #192 Eighteenth District Thomas Co Ga.

T.J.Young makes affidavit as follows;-  
Georgia, Thomas County.

Personally appeared before me, the undersigned official, T.J. Young, who on oath says that he was in actual possession of lot of land One Hundred Ninety Two (192) in the Eighteenth District of said county from the year 1870 till the time he sold it to C.E.B.Herrmann; That such possession was in the right of himself and his brother W.J. Young, who afterwards sold him his half interest in the land, and that their possession originated under a deed from the Executors of the Estate of E.R.Young, who had previously owned the land; That said deed has been lost or destroyed, and to the best of his knowledge and belief was never recorded.

(Signed) T.J.Young.

Sworn to and subscribed before me

April 13th 1891

W.H.Bibb, N.P. & E.O.J.P.  
Thomas County Georgia.



D1.

C. E. B. Herrmann to Charles L. Flint  
Security Deed, made Feb 8th 1884; rec'd Feb 13th, 1884, Book S, 611  
Conveys lots #192 and 193 in 18th District.

2.

C. E. B. Herrmann to H. W. Hopkins  
Made Nov 15th 1884; rec'd Dec 11th 1884, Book T page 416  
Equitable interest in his farm and all other property he owned.  
Deed of assignment, with power to sell at public or private sale.  
The farm he was on was property described in caption including lots  
192 and 193 and the 10 acres in lot 194.

3.

H. W. Hopkins to Maurice Deitch  
Made June 5th, 1887; rec'd Sep 27th, 1888, Book X page 300  
Equitable interest in Lot #192 and #193 and the 10 acres of #194  
in eighteenth District.

4.

Charles L. Flint to Maurice Deitch  
Made Feb 4th, 1889; rec'd Feb 11th, 1889, Book X, page 615.  
Conveys lots 192 and 193 in 18th District.

E1.

Maurice Deitch to W. H. McCartney, and  
W. P. Sherrood  
Made Jan 29th, 1889, rec'd Feb 12th 1889, Book X page 617.  
Conveys land described in caption.

2.

W. H. McCartney and  
W. P. Sherrood to J. Wyman Jones  
Made April 13th, 1891, rec'd August 1891  
Conveys land described in caption.

3.



J. Wyman Jones, by will to Dwight A. Jones  
 On December 12th, 1895 probated in solemn form in Worcester County,  
 Mass. and then on exemplification in Thomas County, Georgia, July 15th  
 1905 and recorded in Will Book J, page 173.

Dwight A. Jones is residuary legatee of all real and personal prop  
 erty not otherwise disposed of in the Will and is made sole executor  
 and authorized to sell and convey real estate. This property was not  
 disposed of in any other part of the Will, so that it went under the  
 residuary clause to Dwight A. Jones

4.

Dwight A. Jones to H. M. Hanna, Jr.  
 Made Feb. 17th, 1913, rec'd Feb 1913 Book-----page  
 Conveys land described in caption, except one (1) acre on main road,  
 about one mile beyond the house heretofore conveyed for Schoolhouse.

I certify that I have carefully examined the records both  
 in Thomas and Grady Counties, and find no lien affecting the title to  
 land described in caption. There has been an error in returning  
 this property for taxation, it having been returned in Thomas instead  
 of Grady County for the years 1907, 1908, 1909, 1910 and 1911. There is  
 no record of any lien about this, and it may be adjusted by Grady Coun  
 ty making claim on Thomas County for it, that is for the 500 acres in  
 Grady County. Except for this I regard the Title as perfect, and this  
 matter will probably involve not more than \$100 even if the taxes  
 have to be paid again.

Thomasville, Ga.

February 19th, 1913.

Abstract of Title

To land in the Town of Boston, part of land Lot #336 in 13th Dist. 6 of Thomas County, Ga.; described as follows, commencing on the East side of Main Street, 23 feet South of the Atlantic Coast Line R. R. right of way, and at the Southwest corner of Dr. Moody's store (said store called in some of the deeds the garden, and some the T. A. Taylor store) running South 122 1/2 feet to the Northwest corner Dr. T. M. MacIntosh's store (formerly the Comfort store) thence along the north wall of said store-house 103 feet, thence North 15 feet, thence East 251 feet, thence North 127 feet to A. C. L. right of way or Haines St., thence West 258 feet to rear of Dr. Moody's store, thence South along East boundary of Moody's lot 24 feet, thence West along South boundary of Moody's lot 99 feet to starting point.

1

William MacLendon To Thomas Adams

Warranty deed made Aug. 28 1865; Recorded Mar. 17 1869 in Book L. Page 242, Record of Deeds Clerk's office Superior Court Thomas Co. Ga.

Conveys 200 acres of Lot #336 in the 13th Dist, including this land and a very large portion of the Town of Boston, and the title in said Adams is unquestioned. I can find on record no deed from Adams to the Grantor in the next deed but Thomas Adams lived for nearly 30 years after it is dated, in Thomas Co. most of the time in the town of Boston, and the grantor and her successors in title have been in peaceable possession all the time.

2

Elizabeth J. Massey To Mrs. Mary A. Blood

Warranty deed made Aug. 27 1874. Recorded July 31 1883 Book S 211

This deed was first recorded in Book N about the time of its execution, and after that book was destroyed, was again recorded as above.

Conveys the part on Main Street between the Moody store and the MacIntosh store.

3

Mrs. Mary A. Blood by her Admr. C. H. Blood To D. R. Blood made

Recorded Aug. 31 1881, Book Q, page 344

This conveys same property described in #2, and recites application for leave to sell, order granting leave, and sale at public outcry by Administrator

4

Thomas Adams & Georgia Adams To D. R. Blood

Made May 27 1879; Recorded Aug. 12 1879 Book Q page 6

Conveys all the land in the Block that lies East of the tract described in #3 except the tract shown in #5 below.

Thomas Adams, Comr. To D.R. Blood

Deed made Oct. 16th. 1884 Recorded Nov. 24 1884, Book F page 403

Conveys a tract fronting the R.R. right of way, or Raines St. 40 feet and running back South 110 feet, referred to in some deeds as the J.T. Leonard lot.

The foregoing bring the title to D.R. Blood to all the land described in Caption. Thomas Adams homesteaded this property and hence his wife joins in one deed, and he styles himself Comr in another. These deeds were generally confirmed by the Superior Court, but as, to my own knowledge, both Thomas and his wife are dead and there are no unmarried or dependant females left of the family the homestead has expired. D.R. Blood died intestate and his widow administered and wound up the estate which, after paying all debts, was divided by appraisers, see Book S of Distributions, Ordinary's office Thomas County Ga. Page 233 et seq and the widow Mrs. R.H. Blood drew all the real estate of her deceased husband.

R.H. Blood To B.H. Comfort

Deed made Oct. 10 1905 Recorded Oct. 20 1905 Book P P Page 552

Conveys land in Caption

B.H. Comfort To C.W. Pidecock

Deed made Oct. 21 1905 Recorded Nov. 4 1905 Book P P Page 584

Conveys land in Caption.

C.W. Pidecock To J.H. Pidecock Jr.

Deed made Jany. 5 1906 Recorded Jany. 19th. 1906 Book RR. page 263

J.H. Pidecock, formerly Jr. To P.B. Allen

Deed made April 17th. 1908 Recorded Jun 11 1908 Book W.W. Page 263

There are no liens or incumbrances on this property and the title is all right and good in P.B. Allen. Nov 23 1910

Abstract of Title to property of E. P. Ward

#1. All that tract or parcel of land lying or being in the town of Boston, Thomas County, Georgia, and on the North side of Garnett Street, and bounded as follows: On the North by Mrs. S.A. Gandy; On the East by D.M. Horn; On the South by Garnett Street; and on the West by W.W. Burney, having thereon a one story frame dwelling house.

#2. All that tract or parcel of land lying and being in the County of Thomas, State of Georgia and known and distinguished in the plan of said County as forty five (45) acres in the Northwest corner of lot number Three Hundred Twenty-seven (#327) in the Thirteenth District of said County, bounded on the north by Norton's Island; On the East by lands of J.B. Poy; On the South by Public road and on the West by lands of Fambrough and Dorsay.

1.

M. F. Dukes to Janie U. Sanders  
Made January 15th, 1892 Rec'd Jan. 15th, 1892, Book BB, page 127  
Conveys tract described in caption #1.

2.

Janie U. Sanders to Everitt Daniel  
Made October 16th, 1900 Rec'd Dec. 1st, 1900, Book GG, Folio 578  
Conveys tract #1 described in caption .

3.

Everitt Daniel to M. L. Wade  
Made Oct. 12, 1901 Rec'd May 6th, 1911, Book 33, Folio 568.  
Conveys tract described in #1 caption and adjoining land

4.

Maggie L. Wade to Mrs Emily J. Ingram  
Made Dec. 30, 1905 Rec'd Feb. 20, 1906 Book RR Folio 325.  
Conveys same lands as above.

Boston

5

Emily J. Ingram to E. P. Ward  
Made May 3rd, 1911 Rec'd May 6th, 1911, Book 33, Folio 570  
Conveys tract #1 described in caption.

6

E. P. Ward to Thompsville Real Estate & Improvement Company  
Made Jan. 12, 1912, Rec'd  
Conveys tract #1 described in caption.

1.

McLendon and McIntosh to B.F. McIntosh, Admr of D. McIntosh  
Made Jan 15, 1885, Rec'd April 23, 1885 Book V, page 10  
Conveys 75 acres in North west corner of lot 327, in 13th District.

2.

B. F. McIntosh, admr to D. A. Horn  
Made March 26, 1885 Rec'd April 25, 1885 Book U, page 11

Conveys same as above

*Conveyed to D. A. Horn by D. A. Horn's estate for Missouri Horn this  
NA approved March 2nd 1893 - Dist. S. 106-7*

Mrs Missouri Horn to J. D. Foy  
Made Sep. 4th, 1901, Rec'd Jan 7th 1902 Book 55, 499  
Conveys same as above.

3.

J. D. Foy to Mrs. A.A. Turner  
Nov. 15th, 1903, Rec'd Nov 13th, 1903 Book KK, page 560  
Conveys same as above.

4

Mrs A.A. Turner to C. Oldag  
Made Oct 8th, 1906, Rec'd Nov. 15th, 1906, Book SS, page 165  
Conveys tract #2 described in caption.

5

C. Oldag

to

E.P.Ward

Made Nov.8th,1911, Rec'd Nov 13th,1911 Book YY Folio 295.

Conveys tract #2 described in caption.

6

E.P.Ward

to

Thomasville Real Estate  
and Improvement Company

Made Jan.12,1912 Rec'd

Conveys tract #2 described in caption.

ABSTRACT OF TITLE.

TO

Lot No. Two Hundred Eighty One (281), and that part of lot No. (282) Two Hundred and Eighty Two East of the Public Road in the Eighteenth (18th) District of Thomas County, Georgia.

The title to lot No. 281 has been separated in halves in most of its history, the division in the greater part of it being into North and South halves, while part of it was in the East and West halves.

1

John B.F. Dixon to Hardy Bryen.  
Made Feb. 1834, recorded Feb 6, 1834, Bk, B pg 138.  
Conveys all of lot No. Two Hundred and Eighty One (281) in the 18th District of Thomas County, Georgia.

2

Hardy Bryan to Orman James.  
Made July 20th, 1847, recorded July 7, 1848, Book E, pg 283.  
Conveys the Northeast quarter (1/4) of lot No. 281 in the 18th district of Thomas County, Georgia.

3

Hardy Bryan to Orman James.  
Made Dec. 26 1851, recorded Jan. 3, 1852, Bk F, pg 26.  
Conveys the Northwest quarter (1/4) of lot No. 281 in the 18th district.

4

Orman James by his Administrator  
William Reynolds to Mrs. F C Pittman.  
Made Nov 7, 1882, recorded May 30, 1883, Bk S, pg 141.  
Conveys the North half of lot No. 281 in the 18th District of Thomas County, Georgia.

5

Stephen G Powell to Pittman Bros.,  
Made Dec. 8th, 1873, recorded Jan. 8th, 1876.  
Book O, page 120.  
Conveys South half (1/2) of lot No. 281 in the 18th District.

The deed does not state who composed the firm of Pittman Bros. All of them, however, are still in life here in Thomasville except J C Pittman, who died about the year 1880. His Executrix was his widow, Fanny C Pittman, who died some fifteen years ago. All of their children are over thirty (30) years of age, so that they, as well as the other members of the old firm would be barred by the Statute of Limitations for making any claim to this property. Pittman Bros. were in the Mercantile business, supplying farmers very largely, and Powell always brought on credit. This deed was probably to secure a debt, and not intended to permanently pass the title.

6

T P Davis Made Jan. 28th, 1871, recorded Aug 25, 1903, Bk MM, pg 269.  
Conveys an undivided two fifths (2/5ths) of the East 1/2 of lot No. 281, and the East half of lot No. 282 in the 18th District of Thomas County, containing each One Hundred and

T P Davis,

to

J G Pittman.

Made Dec. 21, 1871, recorded March 17, 1873, Bk N. pg 35  
 Conveys one full interest due him as distributee from  
 the Estate of Orman James in real and personal  
 property consisting of one interest in lots of land  
 Nos. 280 and 281 in the 18th district of Thomas County,  
 and personal property describing it.

Mrs. F C Pittman, Executrix of the  
 will of J G Pittman

to

Stephen G. Powell.

Made Feb. 3, 1887, recorded Feb. 12, 1887, Bk V, pg 693.  
 Conveys the North half of lot No. 281 in the 18th  
 District of Thomas County, Georgia  
 This is of course without warranty, as she was making  
 it in her representative capacity.



ABSTRACT OF TITLE.

to

Lot No. Two Hundred and Eighty Two (282) in the Eighteenth (18th) District.

Thomas James 1 C F Martin  
to of New York City.  
Made Dec. 10, 1855, recorded Dec. 10, 1855, Bk G pg 161.  
Conveys all of lot No. 282 in the 18th District of  
Thomas County, Georgia.

2

C F Martin to Stephen G Powell.  
Made May 23, 1866, recorded Dec 19, 1888, Bk X, pg 486.  
Bond for Title reciting payment of \$350.10, and the  
execution of certain promisory notes, and obligating  
himself to execute a conveyance upon the payment of  
said notes.  
This was executed with the formalities of a deed, and  
if the note was really paid, would have the effect of a deed. Of  
course the note given then was long ago barred by the Statute  
of Limitations.

3

Stephen G. Powell to A P Wright.  
Made March 1, 1879, recorded Dec. 19, 1888, Bk X, pg 487.  
Conveys all of lot No. 282 in the 18th District of  
Thomas County, Georgia.

4

A P Wright to Emmaline A. Powell  
Made Nov 26, 1888, recorded Nov 26, 1888.  
Book X, page No. 439.  
Conveys all of lot No. 282 in the 18th district of  
Thomas County, Georgia.

5

Emmaline A Savage (formerly Powell) to A P Wright.  
Made December 15, 1888, recorded Dec. 19, 1888.  
Book X, page 488.  
Conveys all of lot No. 282 in the 18th district of  
Thomas County, Georgia.

6

A P Wright to Mrs. J A Lockett.  
Made Dec. 18, 1888, recorded Dec. 19, 1888, Bk X, pg 489  
Conveys all of lot No. 282 in the 18th district of  
Thomas County, Georgia.

7

Mrs. J A Lockett to S G Powell.  
Made Sept 29, 1893, recorded Aug 25, 1903, Bk MM, pg 270.  
Conveys lot No. 282 in the 18th district of Thomas  
County, Georgia.  
Deed recites that it is made in pursuance of a Bond for  
title, and in accordance with section 3654 of the Code which  
contained the provision for filing a deed to the defendant in fi fa  
before levying an execution based on judgment for a loan made under  
a security deed to the land.

S G Powell, by R P Doss, Sheriff, to Mrs. J A Lockett.  
Made Jan. 2, 1894, recorded May 14, 1894, Bk CC, pg 662.  
Conveys lot No. 282 in the 18th district of Thomas County,  
Georgia.

*Deed recites public sale after advertisement under an  
execution from the April Term 1893 of the Superior Court of  
Thomas County in favor of Mrs. J A Lockett, Plaintiff, versus  
S G Powell, Defendant.*

The execution is recorded with the deed, and under the  
execution is also recorded the levy, notice, to defendant, and  
entries of sale, and receipts for the purchase money and the costs,  
all on Book CC, page 663.

Mrs. J A Lockett to Louisa E Powell and  
Mary H Powell in  
Thomas County.  
Made March 28, 1898, recorded May 17, 1898, Bk H H, ph 156.  
Conveys all of lot No. 282 in the 18th district of  
Thomas County, Georgia.

Deed executed in California, attested by Judge of the  
Superior Court whose signature is duly certified under seal by the  
Clerk.

ABSTRACT OF TITLE.

1

Stephen G. Powell to Charles W Fling-  
Made Feb. 3, 1887. recorded Feb 12, 1887. Book V,  
page 692.  
Conveys North half (1/2) of lot No. 281 in the 18th  
District of Thomas County, Georgia.  
No conveyance is found on record out of Charles W Fling.  
He represented C.P.N. BarkSr who negotiated farm loans for  
Northern people.

2

Judgment, Superior Court of Thomas County.  
The Bristol Savings Bank Vs S G Powell.  
#2 April T, 1893, Genl. Ex. Docket for 1893, page 209.  
Judgment April 7, 1893. Debt \$1,750, Int and Costs.  
Fi Fa recd Sept 18, 1893.  
Conveys the North half of lot No. 281 in Thomas County,  
Georgia.  
Real Estate sold Nov 7, 1893 to the Bristol Savings Bank.

3

R P Doss, Sheriff to The Bristol Savings Bank.  
of Thomas County, Ga.  
Made Nov 15, 1893, Recorded Nov. 23, 1893, Book CC. pg 356.  
Conveys the North half of lot No. 281 in the 18th  
District of Thomas County, Georgia.  
Execution recorded with deed, all entries of sale, etc.

4

The Bristol Savings Bank to W.H. Smith, J.R. Floyd,  
Ed Howell and D.C. Lee  
Dated March 29th, 1900, Recorded Bk EE, pg 356.  
Conveys the North half of lot No. 281 in the 18th district  
of Thomas County, Georgia.  
(Note) Cannot tell from record if Corporate seal attached;  
otherwise seems correct.  
Attested; Commissioner of Deeds for Georgia.

5

Smith, Floyd & Co. to Mary H. Powell and  
Louisa Powell.  
Made Oct. 30, 1901, recorded Aug. 26, 1913, Bk MM., pg 271.  
Conveys the North half of lot No. 281 in the 18th  
District of Thomas County, Georgia, containing One  
Hundred and Twenty Five (125) acres.  
This deed is signed "Smith, Floyd & Co." and there is  
nothing to indicate which one of the firm signed it. Likewise,  
the deed designates Floyd as F.R. when it should have been J.R.,  
there having been no "F.R." Floyd connected with this matter at  
any time.

Note attached affidavit from J.R. Floyd as to his own  
name, and that the deed was really executed by W. H. Smith of said  
firm, and that the other two members, Howell and Lee are still in  
life. This explanation is true, and I have no doubt about its  
being true, which makes it perfectly safe to accept this deed as  
part of the title, though ordinarily a deed to land should be  
executed by each one of the firm.

Note the attached affidavit of T. J. Savage as to the brothers and sisters of Stephen G. Powell, the result of which is that the last survivor, Louisa E. Powell is the sole heir of, and present owner of all the property owned by either Mary H. Powell or Stephen G. Powell at the time of their death. Of course there is always a possibility of trouble when there is not a perfect chain of title from the State down to the holder, but these papers would be good as "color of title", and as much as seven years possession under them would bar any person who was during the seven years sui juris, and of course the possession of those from whom you obtain title inures to your benefit.

STATE OF GEORGIA, County of Thomas.

Personally appeared before the undersigned official  
in, and for said county, J. R. Floyd, who on oath says:

*That he was a member of the firm of Smith, Floyd &  
Company, which firm executed on October 30th, 1901, a conveyance  
to Mary H. and Louisa Powell to the North half (1/2) of lot  
two hundred eighty one (281) in the 18th District of Thomas  
County, Georgia, and that the name F. R. Floyd in said deed  
is in error, and was intended to be J. R. Floyd, and should have  
been so written.*

That Edward Howell and D. C. Lee, named in said deed,  
as members of the firm of Smith, Floyd & Company, are both still  
in life, and that W. H. Smith named in said deed is now dead,  
having died about the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_\_.

That the signature to said deed "Smith, Floyd & Company"  
was written by the said W. H. Smith.

Sworn to and subscribed before me

This 28th day of March, 1914.

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STATE OF GEORGIA, County of Thomas.

Personally appeared before the undersigned official in, and for said county, J. R. Floyd, who on oath says:

That he was a member of the firm of Smith, Floyd & Company, which firm executed on October 30th, 1901, a conveyance to Mary H. and Louisa Powell to the North half (1/2) of lot two hundred eighty one (281) in the 18th District of Thomas County, Georgia, and that the name F. R. Floyd in said deed is in error, and was intended to be J. R. Floyd, and should have been so written.

That Edward Howell and D. C. Lee, named in said deed, as members of the firm of Smith, Floyd & Company, are both still in life, and that W. H. Smith named in said deed is now dead, having died about the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

That the signature to said deed "Smith, Floyd & Company" was written by the said W. H. Smith.

Sworn to and subscribed before me  
This 28th day of March, 1914.

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Place and Date of Execution.

STATE. COUNTY. DAY. MONTH. YEAR. Consideration \$

No. 787

Grantor and

S. G. Powell Sph in Gpa - P. D. Jones Sph

Residence

Grantee and

J. A. Lockett Pff in Gpa -

Residence

Description

Execution - for Thomas Super Ck - Apr 1892.  
 Levy  
 notice & Sph -  
 Entry of sale  
 Receipt for price -  
 Receipt for costs -  
 Receipt for adv. fee


Witnesses

Nature of Instrum't.

Recorded.

Remarks.

Signature

Transfer  
  
 Entries -

DAY.	MONTH.	YEAR.	BOOK.	PAGE.
			CC	663

March, 1914.

*[Faint handwritten scribbles]*

Place and Date of Execution.

STATE. N.H. COUNTY. DRAFTON DAY. 29 MONTH. Mch YEAR. 1900 Consideration \$ 2350

Lot No. 279, 5 1/2 280 N.H. 7 1/2 281  
 Grantor and Residence Bristol Savings Bank

Grantee and Residence W.H. Smith, J.R. Gloyd, Ed. Howell, D. Lee, Com-  
 Residence Description Perry J. Smith, Gloyd & Co.

All 279 - 250 a  
 S 1/2 280 - 100 a (with interest for 1900)  
 N 1/2 281 - 125 a "small 500 acres"

Witnesses  
 S. M. Dush  
 J. H. Chase Com  
 Signature for Com  
 Bristol Savings Bank  
 by Geo. H. Colby Pres

Nature of Instrum't.	Recorded.					Remarks.
	DAY.	MONTH.	YEAR.	BOOK.	PAGE.	
W.H. Smith, J.R. Gloyd, Ed. Howell, D. Lee, Com- Perry J. Smith, Gloyd & Co.	6	Apr	1900	J.V.	336	

*[Faint handwritten scribbles]*



IA, Thomas County.

Personally appeared before the undersigned, official,  
and for said county, T. J. Savage, who, being sworn, says:

That Stephen G. Powell died without leaving any  
children, about ten years ago, having never been married; that  
his only brother of said Stephen G. Powell was killed during the  
Civil War, and left no wife or children surviving him; that  
said Stephen G. Powell had three sisters, Emmaline Savage, who  
was the wife of affiant, and who died a few days before said  
Stephen G. Powell died, leaving no children, or grand-children  
surviving her. That a sister of said Stephen G. Powell, Mary  
H. Powell, died about four years ago, leaving no children or grand-  
children, and having never married.

That Louisa E. Powell is the only surviving sister,  
and as such is sole heir of the said Mary H. Powell and Stephen  
G. Powell.

Sworn to and subscribed before me this 25th day of  
March, 1914.

*T. J. Savage*  
*[Signature]*  
*[Signature]*

County.

Thomas

Eighth (8th) day of April

in the year of

our Lord One Thousand Nine Hundred and

Fourteen (1914)

between

Louisa E Powell.

of the County of Thomas and State of Georgia.

of the First Part, and J. H. Wade

of the County of New York and State of New York.

of the Second Part, WITNESSETH, That the said party of the First Part for and in consideration of the sum of Forty Seven Hundred and Forty Seven & 28/100 Dollars in hand, paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said party of the Second Part his heirs and assigns, all the following described property, to-wit:

All of lot of land Number Two Hundred Eighty One (281) in the Eighteenth (18th) District of Thomas County, Georgia, containing Two Hundred Fifty (250) acres moreorless, according to the original survey by the State.

Also all that part of lot of land No. Two Hundred Eighty Two (282) in the Eighteenth (18th) District of Thomas County, Georgia, lying East of the Springhill Road; the North boundry from said road to the Northeast corner of the lot being Eight and 7/100 (8.07) chains, and the South Boundry from said road to the Southeast corner of the lot being thirty two and 59/100 (32.59) chains, and the tract East of the road hereby conveyed containing One Hundred and One and 65/100 acres (101.65). The two tracts together containing Three Hundred Fifty One and 65/100 (351.65) acres moreorless.

Grantor holding title to part of said land by deeds of conveyance, and to part as the sole heir of her brother, Stephen G. Powell, and her sisters, Mary H Powell and Emmaline Powell Savage conveys the entire title to all of said land.

To have and hold the said above granted and described property, with all and singular, the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said party of the Second Part his heirs, executors, administrators and assigns, in Fee-Simple; and the said party of the First Part the said bargained property above described unto the said party of the Second Part his heirs, executors, administrators and assigns against the said party of the First Part, her heirs, executors, administrators and assigns, and against all and every other person or persons, shall and will and does hereby warrant and forever defend, by virtue of these presents.

In Witness Whereof the said party of the First Part has hereunto set her hand and affixed her seal and delivered these presents the day and year above written.

Signed, sealed and delivered in the presence of us in the County of Thomas, State of Georgia.

[Handwritten signature of Louisa E Powell] (L. S.)

[Handwritten signatures of witnesses]