

ABSTRACT OF TITLE  
FROM THE PUBLIC RECORDS  
OF  
WALKER COUNTY, GEORGIA

For the Period  
From: Earliest Records  
To: September 28, 1945

DESCRIPTION

All that tract or parcel of land lying or being in the County of Walker, State of Georgia, and described as follows: Being in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, and being a part of Lot No. 4, in Block C of Elizabeth Terrace, the plat of the plan and supplemental plan of which is found of record in Plat Book 1, page 163, in the office of the Clerk of the Superior Court of Walker County, Georgia, the tract herein conveyed fronts 50 feet on the East side of the Wilson Road and is bounded as follows: Beginning at a point 50 feet South of the Northwest corner of said Lot No. 4 at the Southwest corner of Carmichael's 50 foot tract; thence running South along the Wilson Road 50 feet; thence running East 407.5 feet to Mohawk Street; thence running North 50 feet to Carmichael's Southeast corner; thence running West with and along Carmichael's south line 407.5 feet to the beginning point.

LAW OFFICES

SHAW AND SHAW  
LAFAYETTE, GA.

ABSTRACT OF DEED

Kind of Conveyance Quitclaim Deed  
Date August 7, 1885  
X. G. McFarland \_\_\_\_\_ Grantor  
to \_\_\_\_\_ Consideration January 11, 1887  
Date of Recording \_\_\_\_\_  
Deed Book 2 Page 322  
Is It Property Executed? Yes

DESCRIPTION OF PROPERTY

Lots Nos. 7, 8, 9, 10, 28 and 29 in the Ninth (9th) District and  
Fourth (4th) Section of Walker County, Georgia, each lot containing  
160 acres, more or less.

NOTE: Deed recites that prior to January 30, 1841, grantor and  
grantee were partners and owned the lots in partnership, each  
owning an undivided one-half interest therein; that said partner-  
ship was dissolved and grantor executed a deed to grantee for his  
one-half interest in said lots; that said deed was lost during  
the civil war and this deed is made in lieu of the lost deed.

## ABSTRACT OF DEED

Kind of Conveyance	<u>Warranty Deed</u>
Date	August 2, 1883
Grantor	Thomas G. McFarland
Consideration	\$1,000.00
Date of Recording	August 22, 1883
Deed Book	1
Page	192
Is It Property Executed?	Yes

Thomas G. McFarland ----- Grantor  
to -----  
James C. McGlohan ----- Grantee

## DESCRIPTION OF PROPERTY

A certain tract of land in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, containing 73 acres, more or less, being the West side of Lot No. 7 in said District and Section and bounded as follows, to wit: Beginning at the Northwest corner of said lot of Land on the State line, and running with said State line due East crossing a bend of Chattanooga Creek about 57 poles to a stake white oak station; thence running the same course about 37 poles from the last named corner on the State line running close to and on the West side of said McFarland fence to a stake corner; thence South 40 degrees East about 31 poles said line passes a small elm tree, the center of said tree being about twelve or fifteen inches West of said lines, a few rods further said line crosses a fence (heretofore a partnership fence) and runs the same course on the East side of and close to said fence about  $124\frac{1}{2}$  poles to a post oak station; thence about  $6\frac{1}{2}$  poles to a stake corner on the South line of said lot; thence due West on the dividing line between Lots 7 and 30 about 77 poles to the Southwest corner of said lot; thence due North on the West line of said lot about 165 poles to the beginning corner.

SHAW AND SHAW  
LAFAYETTE, GA.

**ABSTRACT OF DEED**

Kind of Conveyance	<u>Security Deed</u>
Date	<u>August 17, 1883</u>
Consideration	<u>\$5.00</u>
Date of Recording	<u>August 22, 1883</u>
Deed Book	<u>1</u>
Page	<u>193</u>
Is It Property Executed?	<u>Yes</u>

J. J. McGlohan \_\_\_\_\_ Grantor

to

W. S. Marshall \_\_\_\_\_ Grantee

**DESCRIPTION OF PROPERTY**

A certain tract of land in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, containing 73 acres, more or less, being the West side of Lot No. 7 in said District and Section and bounded as follows, to wit: Beginning at the Northwest corner of said lot of land on the State line, and running with said State line due East crossing a bend of Chattanooga Creek about 57 poles to a stake corner; thence South 15 degrees East about 1 pole to a large forked white oak station; thence running the same course about 37 poles from the last named corner on the State line running close to and on the West side of said McFarland fence to a stake corner; thence South 40 degrees East about 31 poles, said line passes a small elm tree, the center of said tree being about twelve or fifteen inches West of said lines, a few rods further said line crosses a fence (heretofore a partnership fence) and runs the same course on the East side of and close to said fence about 12 $\frac{1}{2}$  poles to a post oak station; thence about 6 $\frac{1}{2}$  poles to a stake corner on the South line of said lot; thence due West on the dividing line between Lots 7 and 30 about 77 poles to the Southwest corner of said lot; thence due North on the West line of said lot about 165 poles to the beginning corner.

NOTE: Deed recites that grantor is indebted to T. G. Montague in the amount of \$1,000.00, as evidenced by two notes of \$500.00 each, due in one and two years. Deed is executed to grantee as trustee to secure said indebtedness. Deed contains power of sale.

**SHAW AND SHAW**  
LAFAYETTE, GA.

**ABSTRACT OF DEED**

J. J. McGlohan	Kind of Conveyance	Warranty Deed
T. G. Montague	Date	October 7, 1886
W. S. Marshall	Grantor	Consideration
		\$2190.00
	to	Date of Recording
S. J. A. Frazier		February 6, 1899
A. L. Spears	Grantee	Deed Book
		12
		Page
		616
	Is It Property Executed?	Yes

**DESCRIPTION OF PROPERTY**

A certain tract of land in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, containing 73 acres, more or less, being the West side of Lot No. 7 in said District and Section and bounded as follows, to wit: Beginning at the Northwest corner of said lot of land on the State line, and running with said State line due East crossing a bend of Chattanooga Creek about 57 poles to a stake corner; thence South 15 degrees East about 1 pole to a large forked white oak station; thence running the same course about 37 poles from the last named corner on the State line running close to and on the West side of said McFarland fence to a stake corner; thence South 40 degrees East about 31 poles, said line passes a small elm tree, the center of said tree being about twelve or fifteen inches West of said lines, a few rods further said line crosses a fence (heretofore a partnership fence) and runs the same course on the East side of and close to said fence about  $124\frac{1}{2}$  poles to a post oak station; thence about  $6\frac{1}{2}$  poles to a stake corner on the South line of said lot; thence due West on the dividing line between Lots 7 and 30 about 77 poles to the Southwest corner of said lot; thence due North on the West line of said lot about 165 poles to the beginning corner.

NOTE: J. J. McGlohan warrants title and T. G. Montague and W. S. Marshall quitclaims title.

SHAW AND SHAW  
LAFAYETTE, GA.

## ABSTRACT OF DEED

Will D. Wright	Wright	Kind of Conveyance	Warranty Deed
Nellie Spears		Date	April 20, 1905
Grace Kendrick Tarwater		Consideration	
Pope Tarwater		Date of Recording	May 17, 1905
W. D. Spears		Deed Book	17
A. L. Spears	Grantor	Page	490
	to		
S. J. A. Frazier	Grantee	Is It Property Executed?	Yes

### DESCRIPTION OF PROPERTY

All of the undivided interest in and to the following described real estate situate in the Ninth (9th) District and Fourth (4th) Section of originally Cherokee, now Walker County, Georgia, containing 73 acres, more or less, being the West side of Lot No. 7 in said district, and bounded as follows, to wit: Beginning at the Northwest corner of said lot of land on the State line; running thence with the State line due East crossing a bend at Chattanooga Creek 75 poles to a stake corner; thence South 15 degrees East 1 pole to a large forked white oak station; thence running the same course 37 feet from the last named corner on the State line; running close to and on the East side of McFarland fence (where it stood in 1883) to a stake corner; thence South 40 degrees East about 31 poles, said line passes a small elm tree, the center of which tree is twelve or fifteen inches West of said line, a few rods further said line crosses the fence (hereinafter a partnership fence), runs the same course  $124\frac{1}{2}$  poles to post oak station; thence  $6\frac{1}{2}$  poles to a stake corner on the line of said lot; thence due West on the dividing line between Lots 7 and 30 77 poles to the Northwest corner of said lot; thence due North on the line of said lot 165 poles to the beginning corner.

NOTE: It will be noted that next to the last call in the above description calls for the Northwest corner of said lot. This is manifestly an error and should be the Southwest corner of said lot.

LAW OFFICES  
SHAW AND SHAW

LAFAYETTE, GA.

ABSTRACT OF DEED

A. F. Frazier	Grantor	Kind of Conveyance	Warranty Deed
Sarah Ruth Frazier		Date	April 27, 1935
		Consideration	See note
	to	Date of Recording	July 17, 1937
J. A. Burson and wife,		Deed Book	73
Flossie H. Burson	Grantee	Page	506
		Is It Property Executed?	Yes

DESCRIPTION OF PROPERTY

The following described real estate in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia: Lot No. 4 in Block C of Elizabeth Terrace, the plat of the plan and supplemental plan of which is of record in Plat Book No. 1, page 163, in the office of the Clerk of the Superior Court of Walker County, Georgia, which lot fronts 200 feet on Wilson Road and extends back of uniform width 407-5/10 feet to Mohawk Street.

NOTE: Deed recites that on May 21, 1932, in consideration of \$400.00, grantors deeded to grantees the aforesaid land, which deed was not placed of record, but the lien created therein has been fully satisfied by said Bursons having paid the entire consideration therefor. Grantors declare that they were at all times the lawful holders of the mortgage or lien notes given by the payees to us in consideration of the above property, and same was fully paid to us and said created lien has been fully satisfied. Deed further recites that grantors are the sole heirs at law of the late Captain S. J. A. Frazier.

WALKER CO. DEED  
SUBMITTED ON  
APPROVED BY

LAW OFFICES

SHAW AND SHAW  
LAFAYETTE, GA.

### ABSTRACT OF DEED

J. A. Burson and wife, Flossie M. Burson	Grantor	Kind of Conveyance Warranty Deed
		Date April 26, 1936
		Consideration \$1.00 and other good and valuable considerations
	to	Date of Recording December 31, 1928
William Ernest Blanton & wife, Jewell May Blanton	Grantee	Deed Book 77 Page 198
		Is It Property Executed? Yes

### DESCRIPTION OF PROPERTY

Being in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, and being a part of Lot No. 4 in Block C of Elizabeth Terrace, the plat of the plan and supplemental plan of which is found of record in Plat Book No. 1, page 163, in the office of the Clerk of the Superior Court of Walker County, Georgia, the tract herein conveyed fronts 50 feet on the East side of the Wilson road and is bounded as follows: Beginning at a point 50 feet South of the Northwest corner of said Lot No. 4 at the Southwest corner of Carmichael's 50 foot tract; thence running South along the Wilson road 50 feet; thence running East 407.5 feet to Mohawk Street; thence running North 50 feet to Carmichael's Southeast corner; thence running West with and along Carmichael's South line 407.5 feet to the beginning point.

ATTORNEYS' CERTIFICATE

GEORGE, WALKER COUNTY.

For a valuable consideration to be paid, we hereby certify to Rossville Federal Savings and Loan Association that we have examined the indexed public records of said county for the period from earliest records to this date, and the foregoing pages correctly set out all conveyances, encumbrances and liens of record within said period affecting caption lands, as shown by said records.

We further certify that, in our opinion, based upon our examination of said records and assuming that A. F. Frazier and Sarah Ruth Frazier were the sole and only heirs of S. J. A. Frazier, as recited in the deed to J. A. Burson and wife, Flossie M. Burson, as shown in this abstract, William Ernest Blanton and wife, Jewell May Blanton, are seized and possessed of a valid fee simple title to caption lands under a warranty deed from J. A. Burson and wife, Flossie M. Burson, to William Ernest Blanton and wife, Jewell May Blanton, of date of April 26, 1936 and recorded December 31, 1938 in Deed Book 77, page 198, subject only to the following exceptions:

LABORER'S AND MATERIALIEN'S LIENS: Any claims for labor or materials for the improvement of caption lands accruing within the past three months. There are no such claims of record.

TAXES: According to the records in the office of the Tax Collector of Walker County, Georgia, caption lands were not returned for State and county taxes for the year 1944. Satisfactory evidence should be produced showing payment of all State and county taxes assessed against caption lands prior to 1945.

EXECUTIONS: There are no executions of record which would constitute a lien on caption lands.

This 28th. day of September, 1945.

SHAW & SHAW

La Fayette, Georgia

By W. E. Shaw  
Atorneys