NHPRC Webinar Series

IS · FOUNTAIN SERVICE · GRILL · COSMETICS

TPEN ALL NIGHT

#4 - Ownership & Sale Records of Land & Buildings

NHPRC Webinar Series

- The National Historical Publications and Records Commission (NHPRC), a statutory body affiliated with the National Archives and Records Administration (NARA), supports a wide range of activities to preserve, publish, and encourage the use of documentary sources, created in every medium ranging from quill pen to computer, relating to the history of the US.
- As part of this grant, AHC will host and record five webinars over 2024-2025 about how to use a variety of resources relevant to researching historic properties,
 - o Basics of Historic Property Research (March 2024)
 - Finding Photos of Historic Neighborhoods & Properties (June 2024)
 - $\,\circ\,$ Documenting Changes to Buildings Over Time (Sept 2024)
 - Tracking Ownership & Sale of Property (March 2025)
 - Roadblocks of Property & Neighborhood Research (TBD)



NATIONAL Archives

NATIONAL HISTORICAL PUBLICATIONS & Records Commission

Speaker Introduction



Dr. Marni Davis Associate Professor of History Georgia State University

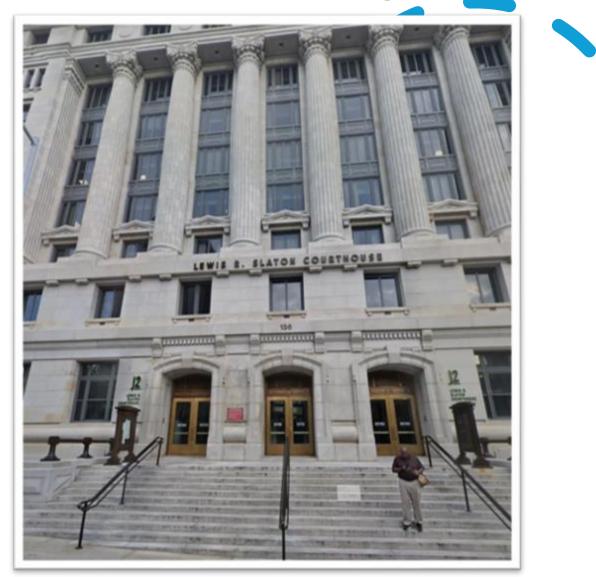


Erica Hague Collections Manager Atlanta History Center New Resources via NHPRC Grant

- Through this grant AHC will process the following collections
 - Atlanta Real Estate Board appraisals
 Atlanta Urban Design Commission record
 - Atlanta Urban Design Commission records
 - Atlanta Urban Design Commission visual arts materials
 - Atlanta Department of City Planning records
- AHC started processing these collections in January 2024 and aims to finish by December 2025. As we complete them, the finding aids will be listed on our <u>search</u> portal and <u>NHPRC landing page</u>.

Fulton County's property deeds archives are held at the *Fulton County Courthouse*

Fulton County Property Records

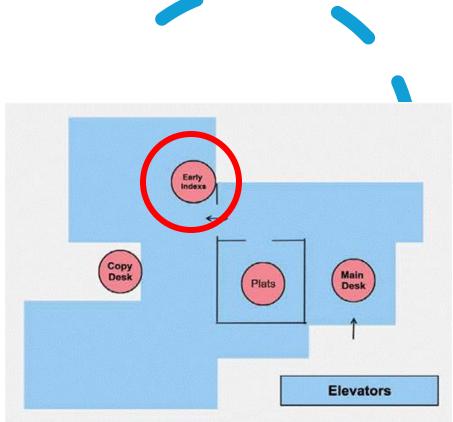


136 Pryor Street SW – Floor "G"

Fulton County's property deeds archives are held at the *Fulton County Courthouse*

Fulton County Property Records



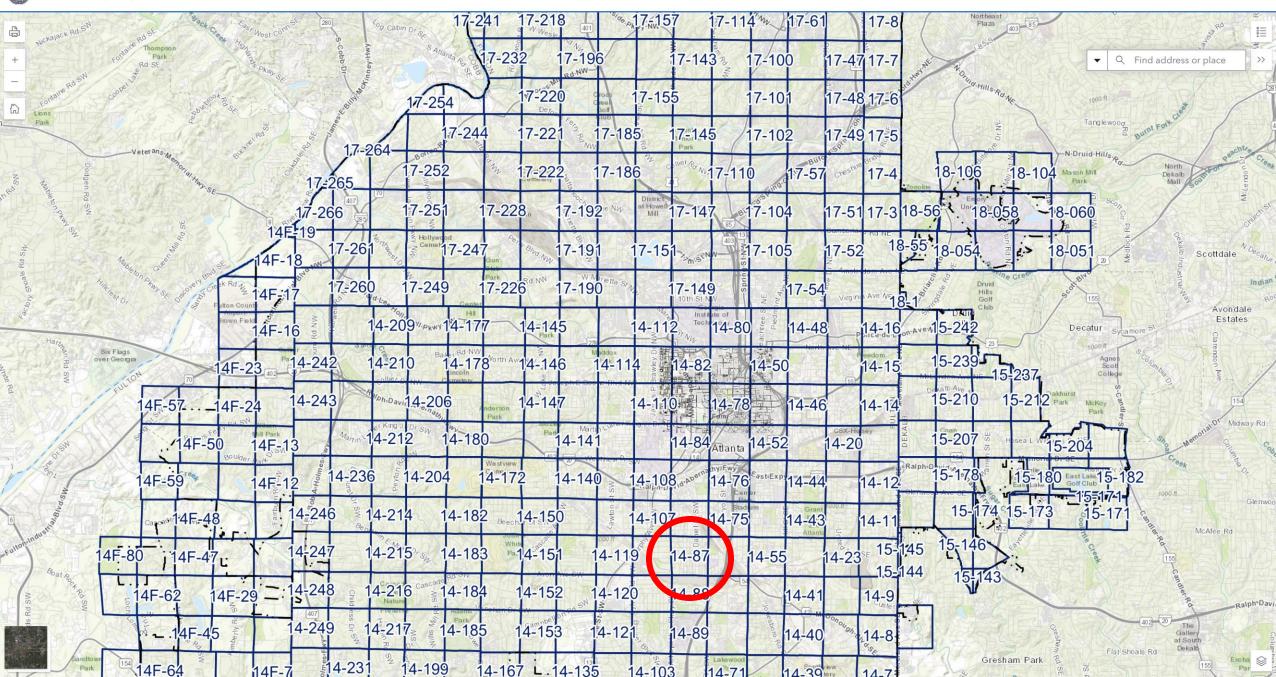


136 Pryor Street SW – Floor "G"

Fulton County Property Records **Productive research at this archive requires:**

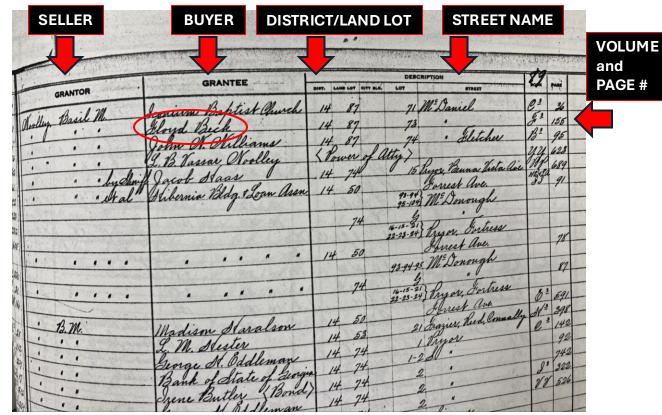
- The name of a property's seller (GRANTOR) or a property's buyer (GRANTEE)
- The DISTRICT and LAND LOT where the property is located (https://gis.atlantaga.gov/lotboundary/)
- The STREET NAME of the property
- A possible YEAR of sale

https://gis.atlantaga.gov/lotboundary/



Fulton County Property Records **Productive research at this archive requires:**

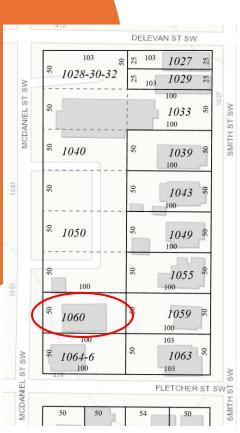
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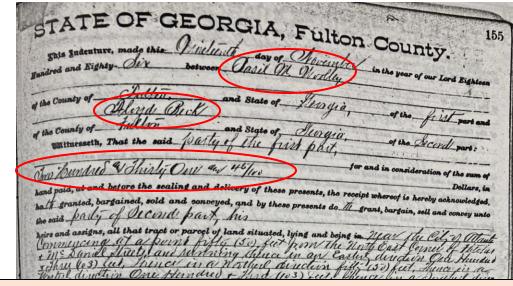


Fragment of page from GRANTOR Index, 1879-1900

Sale of property by Basil M. Woolley to Floyd Beck, November 19, 1886 vol.F3, p.155

Fulton County Property Records





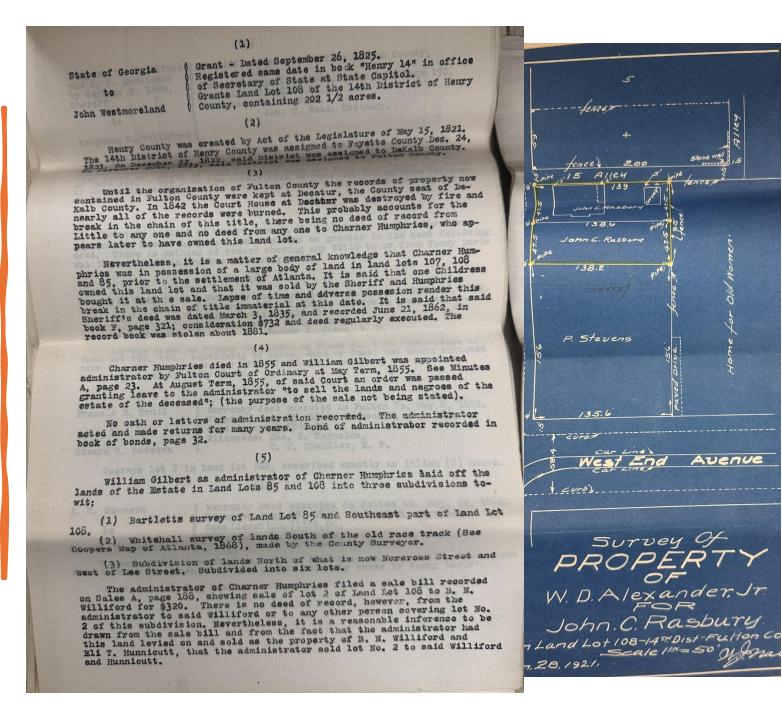
... near the City of Atlanta commencing at a point 50 feet from the North East corner of Fletcher and McDaniel Streets, and running thence in an easterly direction 103 feet, thence in a northerly direction 50 feet, thence in a westerly direction 103 feet, thence in a southerly direction along the east side of McDaniel Street 50 feet to the beginning point, said lot known as lot number 73 of the map used by R.H. Knapp, in the sale of the Haas & Colvin property on May 17, 1883, the same being a part of Land Lot number 87 in the 14th district of originally Henry now Fulton County, Georgia.

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Deed Records at AHC

- <u>Mitchell and Mitchell real estate records</u> o MSS 448
 - 01849-1958
 - Documents records used by the Mitchell & Mitchell Law Firm, mostly abstracts of title that track a properties sale over time.
 - Mostly Fulton, but Cobb, DeKalb, Gwinnett, and further afield are also covered.
- There are also deeds scattered in other collections!
 - Search our collections for your District and Land Lot to see what we might have

Mitchell & Mitchell Sample



Mitchell & Mitchell Sample

(1) State of Georgia to John Westmoreland Crant - Dated September 26, 1825. Registered same date in book "Henry 14" in office of Secretary of State at State Capitol. Grants Land Lot 108 of the 14th District of Henry County, containing 202 1/2 acres. (2) Menry County was created of the Levislature of May 15, 1821. The test District of Menry County and cases are assigned to Fullon County. (3)

Until the organization of Fulton County the records of propeerty now contained in Fulton County were kept at Decatur, the County sent of DeKalb County. In 1882 the Court House at Decatur was destroyed by fire and nearly all of the records were burned. This probably accounts for the break in the chain of this title, there being no deed of record from Little to any one and no deed from any one to Charner Humphries, who appears later to have owned this later to have

Nevertheless, it is a matter of general knowledge that Charner Humphries was in possession of a large body of land in land lots 107, 108 and 85, prior to the settlement of Atlanta. It is said that one Childress owned this land lot and that it was sold by the sheriff and Humphries bought it at the cale. Lapse of time and adverse possession render this break in the chain of title lumaterial at this date. It is said that said Sheriff's deed was dated March 3, 1835 and recorded June 21, 1862 in book F, page 321; consideration \$732 and deed regularly executed. The record book was stolen

Charner Humphries died in 1855 and William Gilbert was appointed administrator by Fulton Court of Ordinary at May Term, 1855. See Minutes A, page 23. At August Term, 1855, of said Court an order was passed granting leave to the administrator "to sell the lands and negroes of the estate of the deceased"; (the purpose of the sale not being stated).

No oath or letters of administration recorded. The administrator acted and made returns for many years. Bond of administrator recorded in book of bonds, page 32.

(5)

(4)

William Gilbert as administrator of Charner Humphries laid off the lands of the Estats in Land Lots 85 and 108 into three subdivisions to-wit;

(1) Barletts survey of Land Lot 85 and Southeast part of Land Lot 108.

(2) Whitehall survey of lands South of the old race track (See Coopers Map of Atlanta, 1868), made by the County Surveyor.

(3) Subdivision of lands North of what is now Norcross Street and West of Lee Street. Subdivided into six lots.

The lots are numbered from #1 upwards in all three aubdivisions, thus making it difficult to distinguish between them. Thus lot No. 3 containing 3.7 acres in the second or Whitehall survey was sold to Peter Huger (C.260). But lot No. 3 in the third survey containing 10 acres, more or less (and bounded South by Street, West by Ashby Street and North by West

ABSTRACT OF TITLE.

TO PROPERTY OF W. L. TUMLIN AND J. W. TUMLIN

DESCRIPTION

Sketch showing

Partrece Lond Mullia

(9)

(37)

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substinin of

ant tract pr parcel of land situated, lying and being in the City and in Land Lot Number 108 of the 14th District of Fulton Geunty, and more particularly described as follows, to-wis; Commencing at side of Ashby Street two hundred and fifty (350) feet South the store of the Street two hundred and fifty (350) feet South in the store of the Street Store at the Store (10) foot alley; then a store and alley fifty (50) feet; thence West one hundred and along and alley fifty (50) feet; thence West one hundred and c) feet to the point of beginning; being knowed.

4108

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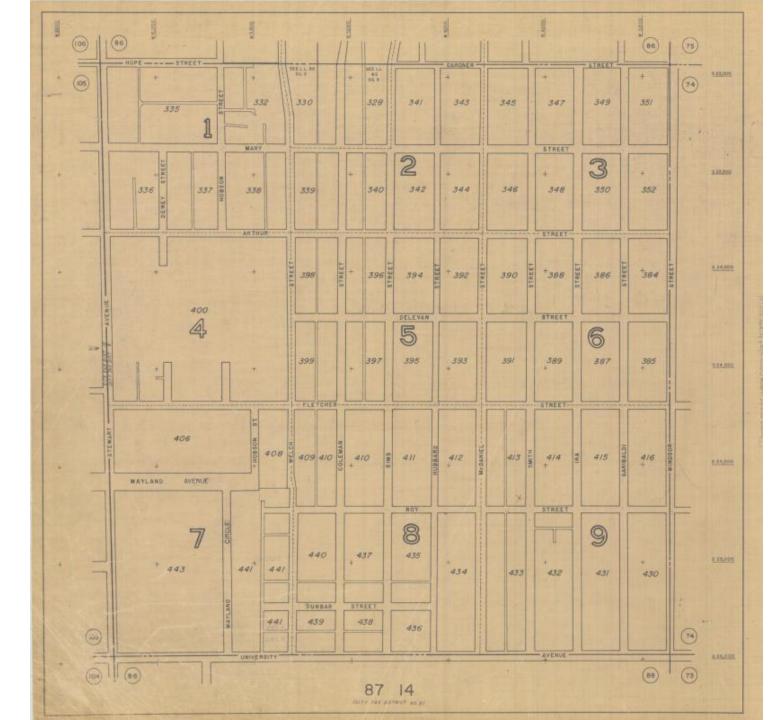
Additional Records of Land Ownership at AHC Fulton County Tax Plat Books

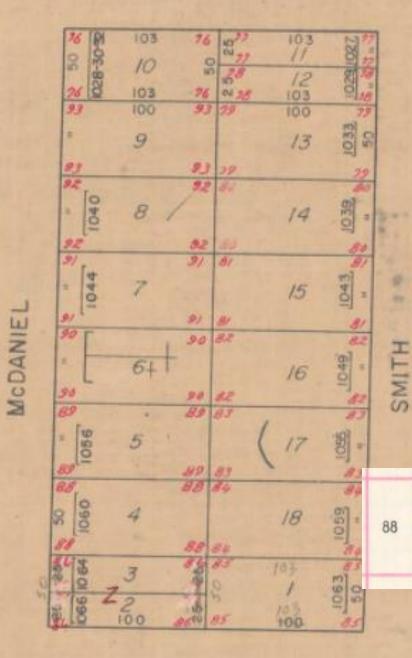
 1940-1980s
 Show owner, date of sale
 Arranged by District and Land Lot, by date

• Fulton County Tax Plat Cards

- $\odot\,1950s$ and 1970s
- Show sketch of structure, list building materials and value, and owner name
- Arranged by District and Land
 Lot, by date

Fulton County Tax Plat Books





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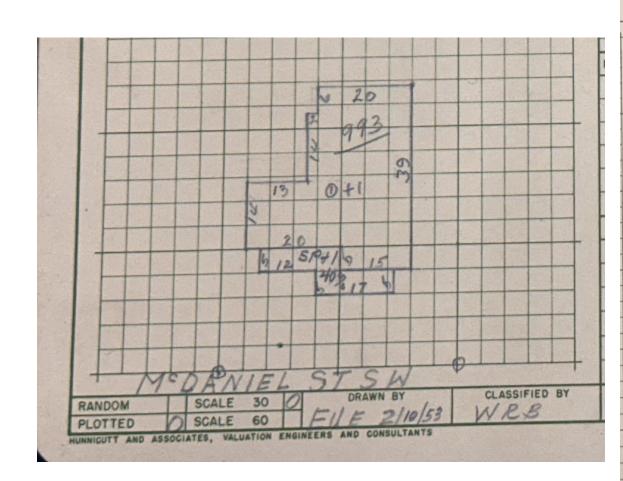
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74		C. B. RUSSELL /-EPG /-Starf + A PT	585 678	70		3240	(52) 9:	FRANK F. GARCIA	55 5 57 8	Ulae			500
T		MARY KATE MORRISON	4.65 678	10		1360	91 91	GEORGE C. GARDNER 5-APTS	\$ /1	260			35850
	8	LIZZIE RIZZABETH GAMBLE	555 67#	10		13/0	56	BUD HILL	855 678	14			1 300 5



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Fulton County Tax Plat Cards

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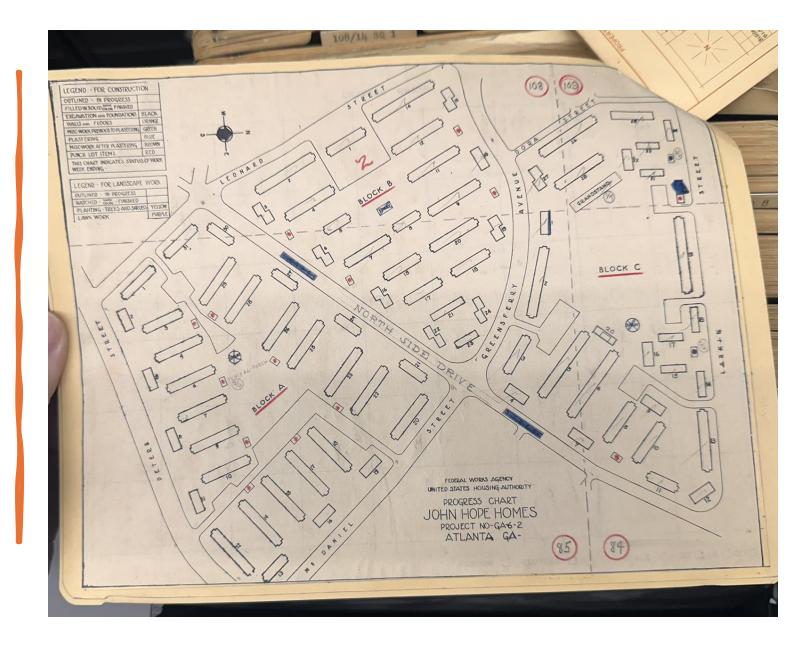


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Fulton County Tax Plat Cards

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Fulton County Tax Plat Cards



Other Places That Record Land Ownership

- United States Federal Census
 - \circ 1790-1950 available online
 - Show owner at street name and address starting in 1880

o Ancestry | Family Search

- Newspapers
 - Often list sale or transfer of property by District and Landlot around date of sale.

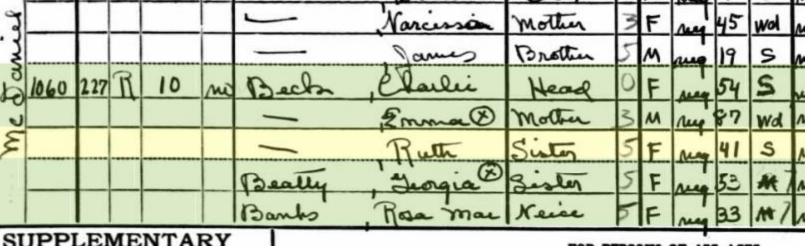
<u>Atlanta City Directories</u>

- o **1859 1991**
- Often list person at a house as R for renter or O for owner
- Arranged by last name of inhabitant, and alphabetically by street name
- County Deed Record Rooms Fulton, DeKalb, & Cobb Guide here

United States Federal Census 1950 1060 McDaniel

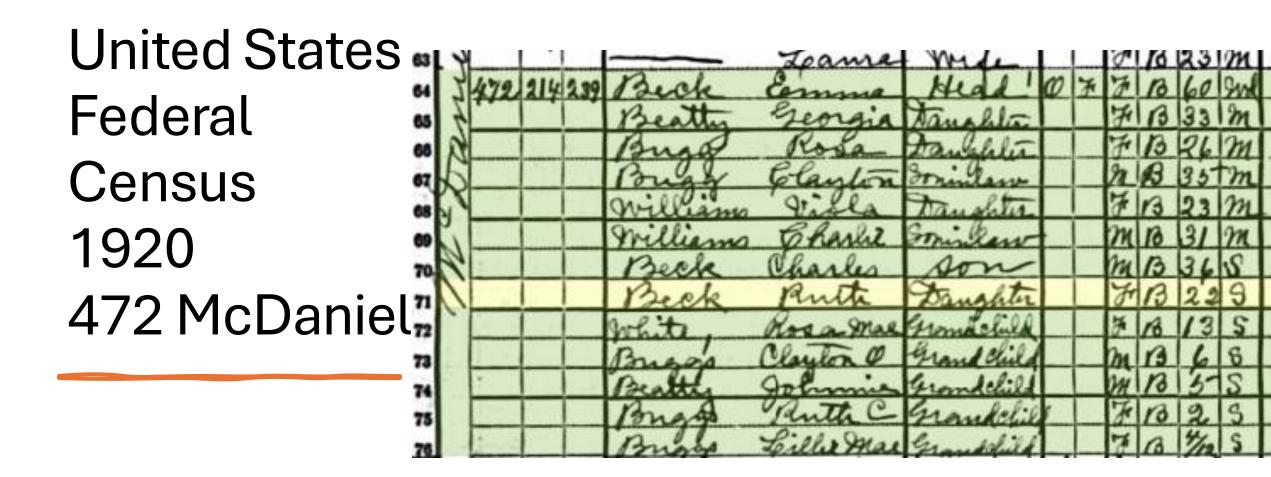
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United States Federal Census 1940 1060 McDaniel



United States Federal Census 1930 1060 McDaniel

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United States Federal Census 1910 473 McDaniel

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United States Federal Census 1880

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Newspaper Records

DEKALB COUNTY TRANSFERS.

WARRANTY DEEDS

\$10 and other valuable considerations—R. W. Cameron and M. M. Anderson to Mrs. Edith P. Barlow, lot 22, in block B. of East Lake Park subdivision. March 21, 1913.

\$200—Same to same, lot 23, in block B, of East Lake Park subdivision. August 6, 1914. \$100—Miss Nancy E. Ford to Gus Hightower, in land lot 143 of the Fifteenth district, lot 100x200 feet. December 7, 1915.

\$40,000—Pat Calhoun to the Woodland Hills company, 2021/2 acres in land lot 107 of Eighteenth district; also 60 acres in land lot 108 of Eighteenth district. November 6, 1915.

\$10,000-W. W. Ward to John M. Jackson, lot in town of Decatur, on east side of Clairmont avenue, 200 feet front. November 12, 1915. \$4,500-Mrs. Emma M. Archer to Alex Reeves, lot in city of Atlanta, on west side of Candler street, 162 feet north of Druid place, 35x150 feet. December 7, 1915.

\$300-J. P. Glore to T. W. Duke, lot 31 of Woodlawn subdivision, on north side of Boulevard DeKalb, 241 feet west of Lakeview avenue. September 21, 1915.

\$300-T. W. Duke to General Supply company, same property. November 22, 1915.

\$125—Samuel B. Richardson to Mrs. Mamie L. Murray, lot in town of Decatur, on west side of Drexel avenue, 100 feet north of Norfolk street, 50x135 feet. October 9, 1915.

\$150—Eugene Anderson to Seymour Samuels, lot in city of Atlanta, on west side of Clifton avenue, 330 feet north of DeKalb avenue, 50x 137 feet. December 13, 1915.

\$350-Mrs. John D. Meara to M. C. Kiser company, lot in town of Decatur, on southwest corner of Drexel and Devonshire avenues, 50x 135 feet. December 9, 1915.

Atlanta City Directory

Beck Ada r397 Broyles SE " Adam slsmn GPCo r120 Currier NE " Agnes E Mrs sten r82 Baker NW " Anderson M (Eauladee) carrier h1591 Evans dr SW Anna L r417 W John Wesley av (CP) Augustus F (Minnie) shoe repr 1707 Howell Mill rd NW h1756 DeFoor av NW " Augustus J (Owen) h1683 Johnson rd NE " Carthel L priv USA r Ft McPherson " Chas (c) frt handler NC&StLRy r1060 McDaniels SW Chas mldr r62 Spruce NE Chas M carp r20 Franci McDANIEL SW-Contd Christine typist SR&C 1021ALiddell Henry (c) gro Christopher C mach Sou 1022 Vacant Claude O (Margt) mea **Delavan** intersects 1028 Rustic Baptist Temple (c) Dennis (c) porter Cente 1029 Young Arth (c) Derwood E (Mary M) to 1030 Norman Alex (c) land av NE apt 4 1032 Vacant 1039 Hayes Lizzie (c) (O) 10404Huiel Oscar L (c) 1044¢Liddell Henry (c) @ 1045 Williams Rozzie (c) () 1046 Iconium Bapt Ch (c) 1049 Beck Estella (c) () 1053 Roseborough Edw (c) 1054 Dorsey Anna (c) 1056 Tucker Geo (c) 1059 Banks Thos (c) 1060 Beck Emma (c) () 1064 Upshaw Nathaniel (c) 1065 Wiggins Leroy J (c) @ plmbr 1066 Brown Howard (c) Fletcher intersects 1082 Foster Reuben (c)

Questions?

Thank you!



Dr. Marni Davis MarniDavis@gsu.edu

ATLANTA HISTORY CENTER

Erica Hague EHague@atlantahistorycenter.com



Feedback Form

