



Prince William Reliquary

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REL-I-QUAR-Y: (noun) A receptacle for keeping or displaying relics.

The Bristoe Tract—Rent Rolls, Map and History

By Darlene L. Hunter, CGRS^{SM1}

[The early history of the area between Brentsville and Bristow, Virginia, is illuminated by an important map prepared in 1824 and by a variety of documents associated with the partition and sale of the Bristoe Tract, one quarter of the 30,000 acre Brent Town grant of 1687. /DW]

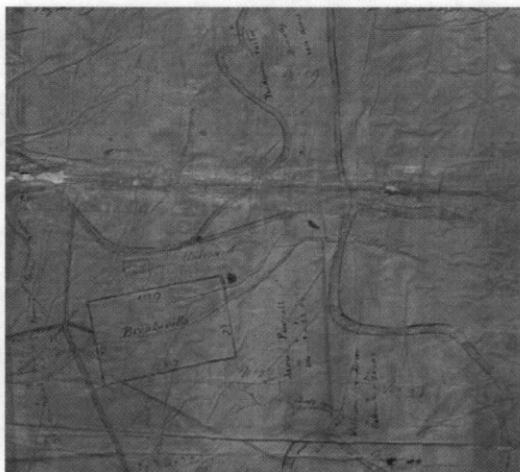


Figure 1. A vignette of the 1824 survey of the Bristoe Tract. Photo by Charlotte Cain.

The Bristoe² Tract in Prince William County Virginia has had a very unique history. It was originally a part of the Brent Town Tract that was granted by Thomas Lord Culpeper to George Brent, Richard Foote, Nicholas Hayward and Robert Bristow on 10 January 1686/7. This was a tract of 30,000 acres in then Stafford County Virginia.³ The tract was surveyed and divided in 1737 with Robert Bristow, the heir of the original grantee, receiving 7500 acres between Kettle Run and Broad Run which included the present day town of Brentsville. Robert Bristow's portion of the grant was leased to renters from the beginning. On the 1737 Brent town survey map, the following tenants were shown living on the land of Robert Bristow—Bur. Barton, W. Adams, Jno. Hogan, Rich. Davis, Geo. Adams, Jno. Adams, Wid'o Norman, Jno. Welch and Jno Adams.⁴

Robert Bristow, original grantee, had resided in Virginia from about 1660 to about 1677. The will of this Robert Bristow, then of London, was proved on 29 November 1707. As his son, Robert Bristow had predeceased him, Robert Bristow, the original grantee, left all his land in Virginia to his grandson who was also named Robert Bristow.⁵

The land continued to be leased. In a letter from Richard Blackburn, the agent for the tract, to Francis Willis in October of 1747, Blackburn told of 26 tenants and rents received from the Bristow Tract.

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² The area has been called both "The Bristow Tract" for Robert Bristow the original grantee and "The Bristoe Tract" which was the name used in the rent rolls and deeds in Prince William County.

³ Fairfax Harrison, *Virginia Land Grants* (1925; reprint, Westminster, Maryland: Willow Bend Books, 1998), p. 70.

⁴ Donald L. Wilson, "The Brent town Survey of 1737," *Newsletter of the Prince William County Virginia Genealogical Society*, vol. 2, no. 6 (December 1983), p. 3. A copy of this map, the original housed at the University of Virginia Library, Charlottesville, Virginia, is available in RELIC, Bull Run Regional Library, Manassas, Virginia.

⁵ Lothrop Withington, "Virginia Gleanings in England," *Virginia Magazine of History and Biography*, vol. 13, no. 1 (July 1905), p. 59-62.

A copy of this letter is found in the Robert Bristow Letter Book.⁶

Robert Bristow, the heir of the original grantee, was of the County of Hants [Hampshire], England when he wrote his will in December of 1776. In this will he left his Virginia real estate to his son, Robert.⁷ As Robert Bristow was a citizen of England, the land escheated to the State of Virginia, according to the law passed in 1779.⁸ There was an attempt made to sell the property in lots of 100 acres as was shown by an ad in the *Virginia Gazette* on 5 July 1780.⁹ However, the General Assembly passed a resolution on 21 June 1781 directing the Commissioners of Escheated Property of Prince William County not to confirm the sales of the estate of Robert Bristow, a British subject, unless they were bound by law to do so. The Legislature then directed the Commissioners of Escheated Property to receive income from the Bristow estate and to account for it annually.¹⁰

In November 1793, Thomas Lee, Jr., in a letter to the Governor, stated that Cuthbert Bullitt and Foushee Tebbs, then Commissioners of Escheated Property in Prince William, had been appointed in 1781 to receive the profits from the Bristoe tract. Both men had since died.¹¹ On 2 December 1793, the Governor of Virginia was empowered to appoint a commissioner to sell the Bristow Tract¹² and in January 1794, Thomas Lee, Junior was acting in that capacity.¹³

On 10 March 1794, the tenants on Bristow's Tract brought suit "Ewell vs. the Commonwealth", asking that the sale of lots be stayed. Those bringing the suit were Charles Ewell, Alexander Compton, John Jackson, David Renoe, William Flagus, Bondveale Brown, Jeremiah Ballenger, Alexander Ross, William Milstead, Dudley Ballenger, Dudley Petty, Ezekiah Dunnington, Joseph Ballenger, Gustavus Scott, John Peyton Horton, Wm. Clinkscales, Margaret Foster, Catherine Davis and Benjamin Posey, tenants on the Bristow tract in Prince William County. The bill stated that Robert Bristow had, in about 1745, instructed his agent Col. Henry Willis to advertise to put tenants on this tract of land. The lots were to be 100 to 150 acres and leased for three lives or ninety-nine years at a rent of 530 pounds of transfer tobacco per lot. Col. Richard Blackburn, the next agent, continued the rental process. The tenants listed above had obtained the lots from the original settlers or those claiming under them. The tract of land as a whole had remained unsold and the tenants had paid their rent. The tenants asked that there be an injunction issued to stay the sale until their rights were determined. An Injunction was issued.¹⁴

Also on 10 March 1794, there was a memorial presented to the Governor by Robert Bristow of Great Britain, an infant under 21, by Richard Marshall Scott of Dumfries, attorney for Mary Bristow, John Askill Bucknall and Reuben Phillipson, guardians of Robert Bristow. This memorial stated that Robert Bristow, the father of the said Robert Bristow, had a tract of land in Prince William in 1779 that escheated to the Commonwealth which had received the rent and was proposing to sell the land. Some of the tenants had brought suit and had obtained an injunction restraining the sale. The memorialist declared that under the Treaty of Peace with Great Britain and the imperfect proceedings of escheat, he had a right to the property and to the money obtained from the sale. He asked that the proposed sale be suspended until the merits of the injunction bill were tried.¹⁵

The Court of Chancery then restored the land to Robert Bristow. That decision was appealed by the State. The case of "The Commonwealth versus Bristow" in the Court of Appeals of Virginia in April 1806 finally settled the claim of Robert Bristow to the land. The Court of Appeals decreed that all British subjects became aliens to this country upon the Declaration of Independence. Robert Bristow, a British subject, died in 1776 and left all his property to Robert Bristow who also lived in Great Britain. In 1779 an inquisition on

⁶ Robert Bristow Letter Book, 1705-1750, Miscellaneous Reel 348, Library of Virginia, Richmond Virginia, p. 85a

⁷ Prince William County Virginia Deed Book 3, pp. 87-102. A copy of this will and other probate papers were recorded here.

⁸ "An act concerning escheats and forfeitures from British subjects", May 1779, William Waller Hening, compiler, *The Statutes at Large: being a Collection of all the Laws of Virginia* (New York: R. & W. Bartow, 1823), pp. 66-71.

⁹ *Virginia Genealogist*, vol. 4, no.2 (April 1-June 1960), p. 77.

¹⁰ *Calendar of Virginia State Papers and Other Manuscripts*, vol. 5 (Richmond: 1885; reprinted, New York: Kraus Reprint Corporation, 1968), p. 284.

¹¹ *Ibid.*, vol. 6, p. 642.

¹² "An Act for selling certain lands belonging to the commonwealth", passed 2 December 1793. Samuel Shepherd, *The Statutes at Large of Virginia, from October Session 1792 to December Session 1806, inclusive* (Richmond: 1835; reprinted, New York: AMS Press, 1970), vol. 1, chapter 21, p. 237.

¹³ *Calendar of Virginia State Papers*, vol. 7, p. 20.

¹⁴ *Ibid.*, pp. 65-66.

¹⁵ *Ibid.*, pp. 63-64.

escheatment was held, according to law. No traverse [*denial*] was filed within thirty days as was required by law. The land therefore escheated as the property of Robert Bristow the elder. The Court of Appeals said that the Robert Bristow [*the son*] did not have a right to the land.¹⁶

The land continued to be leased.

The following rent rolls for 1810 and 1811 have survived. Hancock Eustace was the agent for the Bristoe tract at this time.

List of the names of all the Tenants occupying or renting the Bristoe Estate in the county of Prince William with the quantity of Tobacco which they are to pay for the same for the year 1810¹⁷

Mrs. Foster	500 lbs	William Reno	1000
Charles Goodens	500	David Reno	2500
James Purcell	1000	Hezekiah Dunnington	500
Stephen King	1500	George Fegan	1000
Samuel Penell [Purcell]	1000	Jesse Ewell	1000
Jesse Barron	500	Charles Ewell	1000
Philip Spiller	500	John Linton	1000
Moor Hoop	250	Larkin Murphy	500
Alexander Compton	1750	Anderson & Hall	500
Francis Taylor	500	John Maddux	5500
John Jackson	1400	Mrs. Hambleton	<u>1000</u>
Richard Brent	<u>1200</u>		15500
	10600		<u>10600</u>
Sept ^r 29 th 1810			26100 ^{lbs}

A list of the tenants names living on the Bristoe Estate, and the amt of tob^o due by each, for the year 1811.¹⁸

Charles Gooding	500	William Renno	1000
James Purcell	1000	David Renno	2500
Stephen King	1500	Hezekiah Derrington	500
Samuel Purcell	1000	Jesse Ewell	1500
Mrs. Baron	500	Charles Ewell	1000
Philip Spiller	500	George F[e]gan	1000
Moor Hof	250	John Linton	1000
Alexander Compton	1750	Larkin Murphy	500
Francis Taylor	500	John Maddox	4000
John Jackson	1400	Mrs. Hambleton	1000
Richard Brent	3200	Mrs. Foster	<u>500</u>
			26600

The above is a correct statement from my book.

Hancock Eustace

A bill to establish a fund for public education was enacted in February 1810. Money from escheats (such as the Bristoe Tract) was to be appropriated to this fund.¹⁹ This fund, to be called the Literary Fund, was defined and organized in the Act that passed the Virginia General Assembly on 12 February 1811. The Fund was to accumulate monies from certain escheats, penalties, confiscations and forfeitures. When there was a sufficient amount of money, the Literary Fund was to provide schools for education of the poor in each

¹⁶ Daniel Call, *Reports of Cases Argued and Decided in the Court of Appeals of Virginia*, vol. VI (Richmond: Robert I. Smith, 1833), pp. 60-71, *Virginia Reports* (6 Call) 10 VA 1-381, microfiche at Library of Virginia, Richmond Virginia.

¹⁷ Tenant Roll for Bristoe Estate, Folder 3, Hancock Eustace Papers, Agent for the Bristoe Estate, Letters of the Governor, Auditor of the Public Account Records, APA 660, Library of Virginia, Richmond, Virginia.

¹⁸ Copy of a letter from Hancock Eustace, Agent of the Bristoe Tract to Samuel Shepard, Auditor of Public Accounts, dated 11 June 1811, folder 4 entitled Agents Records for the Robert Bristoe Estate, Auditor of Public Accounts Records, Accession APA 660, Library of Virginia, Richmond, Virginia.

¹⁹ "An Act to appropriate certain Escheats, Penalties, Confiscations and Forfeitures to the Encouragement of Learning," 2 February 1810, Acts Passed at the General Assembly of Virginia, Chapter 14, Page 15, Virginia Session Laws, 1794-1812, microfilm 358, Library of Virginia, Richmond Virginia.

county.²⁰ From this point, the Bristoe Tract was administered by the Literary Fund. The Literary Fund still exists today and is used for school construction, renovation and teacher retirement funding. At present, all unclaimed Virginia lottery prizes also go to the Literary Fund.²¹

In February 1823, there was a report of the committee of Schools and Colleges to the House of Delegates. There had been a petition of persons of Prince William County for the sale of the Bristoe Tract. The tract contained 7,500 acres with 4,790 acres leased to sundry persons for a term of years. All leases would expire in the year 1849.²² An Act was passed on 20 February 1823 by the General Assembly appointing Hancock Eustace, Walter Harrison, and William W. Peyton commissioners to sell the Bristoe Tract. They were to have a plat of the entire tract made exhibiting the quantity of land contained in each lot leased. There was to be a sale of the property at a quarterly term of the Court. The commissioners were to report at the next session of the General Assembly.²³

This survey map of the Bristoe Tract was mentioned in *Landmarks of Old Prince William* by Fairfax Harrison.²⁴ Harrison said that the Prince William deeds of the Literary Fund refer to a map of the Bristow tract made by A. P. Williams in 1824 but that the map was at the time of the writing [1924] missing. The map has been found at the Prince William County Courthouse Archives and a copy is now available in RELIC at Bull Run Regional Library, Manassas Virginia.



Figure 2. Map of the Bristoe Tract, 11 Jan. 1824, as surveyed by A. P. Williams. This copy, dated 1829, is preserved in the office of the Prince William County Clerk of the Circuit Court. Photo by Charlotte Cain.

The inscription is “This map is copied by me from the original survey (in my possession) map by A. P. Williams under the direction of the Commissioners appointed by an act of the Assembly for the purpose of selling the Bristow tract in the 20th feby 1823 (Sessions Acts page 86 – ch 64). The survey was transmitted by the Commssioners of the Legislature of 1823-4. & is dated by Mr. Williams the 11 Jan^y 1824—The report of the commrs is not to be found in the --- [hole in paper] of the House of Delegates nor in the Committee rooms.

²⁰ “An Act to Provide for the Education of the Poor,” 12 February 1811, *Acts Passed at a General Assembly of Virginia*, Chapter 8, page 8-10. Virginia Session Laws 1794-1812, Film 358, Library of Virginia, Richmond, Virginia. Also see an online dissertation, Foney G. Mullins, “A History of the Literary Fund as a Funding Source for Free Public Education in he Commonwealth of Virginia (PHD dissertation, Virginia Polytechnic Institute and State University, 2001) at <http://scholar.lib.vt.edu/theses/available/etd-04262001-230201>.

²¹ “Official Home of the Virginia Lottery” at <http://www.valottery.com/money/default.asp>.

²² *Journal of the House of Delegates of the Commonwealth of Virginia, begun and held at the Capitol in the City of Richmond, on Monday, the Second Day of December, One Thousand Eight Hundred and Twenty-Two* (Richmond: Thomas Richie, 1822) 190

²³ “An act directing the sale of the Bristoe tract of land in the county of Prince William,” 20 February 1823, *Acts passed at a General Assembly of the Commonwealth of Virginia* (Richmond: Thomas Richie, 1823) Chapter 64, pp. 86-88, Virginia Session Laws 1813-1826, microfilm 358, Library of Virginia, Richmond Virginia.

²⁴ Fairfax Harrison, *Landmarks of Old Prince William* (Berryville, Virginia: Chesapeake Book Company, 1964, originally privately printed in 1924), p. 194, footnote 33.

Richmond 21st Septem 1829, J. Brown Jr, 2d Auditor. The Commissioners were Hancock Eustace, Walter Harrison, and William W. Peyton.”

Prince William County Deed Book 19 contains the “Description of surveys of lots leased on Bristoe Tract Pr. Wm County accompanying map 10 Jan 1824.” The lots were listed by number with the metes and bounds of each and the tenants’ names. This instrument was recorded on 7 September 1847.²⁵

There is also an 1823 rent roll that accompanied the map and the legal descriptions of the lots in Deed Book 19. This rent roll was found in the records of the Second Auditor of Public Accounts along with the papers of George MacCrae, a later agent of the Bristoe Tract. However, the heading on the tenant’s list indicated that it was taken by Hancock Eustace.²⁶ Using the map, the legal description of the lots with tenants’ names and the list of tenants in 1823, there is an excellent picture of the inhabitants of the Bristoe Tract in 1823.

Several locations can be pinpointed by using the legal descriptions together with the map. Some of these locations are Rennoe’s Blacksmith Shop in Lot 1; Dunnington’s Spring Branch in Lot 4; Butler’s Ford over Cedar Run in Lot 28; Maddox’s Spring Branch in unleased Lots 4 & 5 and Foster’s Mill dam in Lot 40. The map shows the location of the rented but unleased Lots 1-6 which were mentioned in the 1823 Rent Roll.

The following is the 1823 Rent Roll taken by Hancock Eustace.

The Tenants in Nov 1823 by Mr. H. Eustace. ²⁷				
[a=acres, r=rods, p=poles]				
Lot 1	Strother Renoe	242 a, 1 r, 19.31 p	Lot 33	see Hooe pt of 34 and Hoop’s of 31
Lot 2	do	179 a, 2 r, 8.72 p	Lot 34	Alexr Comp. dec 139 a, 3 r, 28.96p
Lot 3	William Rennoe	132 a, 1 r, 23.2 p	Lot 35	do 175a, 3r, 18.77p
Lot 4	do	128 a, 23 r, 23.54 p	Lot 36	John Maddox 124 a, 6.27 p
Lot 5	Francis Dunnington	135 a, 1 r, 17.91 p	Lot 37	do 123a, 3r, 8p
Lot 6	John Maddox	116 a, 4.88 p	Lot 38	John Leachman 104a, 3r, 33.33p
Lot 7	John Leachman	163 a, 21.60 p	Lot 39	do 104a, 3r, 33.33p
Lot 8	John Maddox	113 a, 1 r, 30.76 p	Lot 40	Charles Ewell 147a, 1r, -15p
Lot 9	do	91 a, 1 r, 11.75 p	Lot 41	do 141a, 7.82p
Lot 10	do	95 a, 38.02 p	Lot 42	George Robinson 75a, 1r, 30.29p
Lot 11	do	106 a, 3 r, 34.42 p	Lot 43	do 92a, 3r, 16.88p
Lot 12	do	170 a, 2 r, 38.20 p	Lot 44	John Linton 110 a, 10.47 p
Lot 13	do	103 a, 27.90 p		[Mrs. L 1828]
Lot 14	do	135 a, 2 r, 16.5 p	Lot 45	do 113a, 1r, 28.92p
Lot 15	do	73 a, 25.09 p	Lot 46	do 122 a
Lot 16	James Gwatkins	87 a, 3 r, 4.61 p	Lot 47	do 103 a, 1r, 35.44 p
Lot 17	Gerard Alexander	93 a, 3 r, 16.42 p	Lot 48	do 141a, 1r, 27.53p
Lot 18	do	118 a, 22.84 p	Lot 49	do 139a, 21.05 p
Lot 19	James Gwatkins	142 a, 3 r, 28.14 p		Hooe’s part of 34 50 acres
Lot 20	Mrs. Taylor	107 a, 1 r, 29.24 p		Hoop’s part of 31 42 acres
	Francis Taylor est			Unleased but rented
Lot 21	Alex ^r Compton decd	96 a, 3 r, 25.13 p	Lot 6	Elijah
Lot 22	do	86 a, 14.7		Jesse Cornwell 81 a, 1 r, 22.98 p
Lot 23	Gerard Alexander	160 a, 1 r, 31.81 p	Lot 5	John Maddox 100 a
Lot 24	Jesse Barron decd	94 a, 34.71 p	Lot 4	John Maddox 100 a
Lot 25	John Barron	157 a, 2 r, 34.11 p	Lot 3	Compton & Maddux 87 a, 16.58 p
Lot 26	James Purcell	114 a, 1 r, 22.04 p		Lot 2 Otis W. Calis 98 a, 30.43 p
Lot 27	do	114 a, 1 r, 22.04 p	Lot 1	do 100 acres
Lot 28	Wm Goodwyn	146 a, 2 r, 28.03 p		
Lot 29	Redimon Foster [Elizabeth]	100 a		
Lot 30	Wm Brawler	129 a, 1 r, 8.53 p		
Lot 31	Beale Hamilton	111 a, 1 r, 9.59 p		
Lot 32	do	109 a, 2 r, 31.29 p		

The tenants on this list agree with the list furnished in Nov. 1823 by Mr. H. Eustace.
The names & acres are taken from the map -- & the Tob^o rents from Mr. Eustaces list above mentioned. J B Jr.

²⁵ Prince William County Virginia Deed Book 19, pp. 398-407.

²⁶ Folder #2, Office of the Second Auditor, Record Group 50, Entry 30, Literary Fund (General Records), Letters Received, Insolvents, Fines, Escheated Estates [Bristoe], 1790-1852, The Library of Virginia, Richmond, Virginia.

²⁷ Ibid.

On 24 February 1823, the Second Auditor of Public Accounts was established and the Literary Fund then fell under its jurisdiction.²⁸

The commissioners reported to the House of Delegates on 19 December 1823 stating that that they had a survey and plat made. The land did not sell for the mandated price of an average price of \$5 an acre for leased land and \$8 an acre for unencumbered land. They asked to lower the price.²⁹

On 23 February 1831, the General Assembly passed an act to authorize the officers of the Literary Fund to sell the land in the Bristoe Tract. The sale was subject to the rights of the tenants on the land and should produce an annual interest equal to the average net rent of the estate for the previous five years.³⁰

On 6 February 1834, the General Assembly again authorized the sale of the Bristoe Tract.³¹ Before the sale of the Bristoe Tract lots in 1834, George MacCrae tried to determine the status of the tenants and the amounts of rents that had been paid. In doing so, he assembled the following tenant lists for 1828-1832.³²

List of Tenants of the Bristoe Tract – 1828 ³³		Pounds Tob
1 & 2	Strother Renoe	750
3 & 4	Geo. N. B. Renoe	1250
5	Elizth Dunnington	500
7, 38, 39	Mrs. Ann P. Leachman	1500
16, 19	James Gwatkin	1000
17, 18, 23	Stephen Howison, Sr	1500
20	John W. Howison	500
21, 22, ½ of 31, 32	James B. F. Thornton	1720
29, 35, ½ of 34	Redmon Foster	1750
26	James Purcell	450
28, unleased 6	Thomas R. Hampton	1000
30	William Brawner	500
36	Henry A Barron	500
40 & 41	Thomas B. Gaines	1000
42 & 43	Geo Robertson	1000
44, 45, 46, 47, 48, 49	Estate R. Philips adm	3000
part of 31	Howison Hooe Sr	280

List of the Tenants on Bristoe Tract for 1829 ³⁴		
1 & 2	S. Renoe	750
3 & 4	Geo N. B. Renoe	1250
5	Elizth Dunnington	500
6, 8, 10, 11, 37	James Fewell	2500
7, 38, 39	Mrs. Ann P. Leachman	1500
16 & 19	James Gwatkins	1000
17, 18, 23	S. Howison Sr	1500
20	John W. Howison	500

²⁸ "An act creating the Office of the 2nd Auditor of Public accounts," 24 February 1823, *Acts passed at a General Assembly of the Commonwealth of Virginia*, Chapter 45, p. 50, section 2.

²⁹ *Journal of the House of Delegates of the Commonwealth of Virginia, begun and held at the Capitol in the City of Richmond, on Monday, the Second Day of December, One Thousand Eight Hundred and Twenty-Two* (Richmond: Thomas Richie, 1823), p. 64.

³⁰ "An Act to authorize the president and directors of the literary fund to make sale of the Bristoe tract of land in the county of Prince William," 25 February 1831, *Acts passed at the General Assembly of the Commonwealth of Virginia in 1831* (Richmond, 1831) Chapter 60, p. 131 from Virginia Session Laws 1827-1835, Film 358 at Library of Virginia, Richmond, Virginia.

³¹ "An Act to authorize the sale of the Bristoe tract of land in the county of Prince William," 6 February 1834, *Acts passed at the General Assembly of the Commonwealth of Virginia in 1834* (Richmond, 1834) Chapter 12, p. 25 from Virginia Session Laws 1827-1835, Film 358 at Library of Virginia, Richmond, Virginia.

³² Folder #1, Agent's Accounts (George MacCrae) Office of the Second Auditor, Record Group 50, Entry 30, Literary Fund (General Records), Letters Received, Insolvents, Fines, Escheated Estates [Bristoe], 1790-1852, The Library of Virginia, Richmond Virginia.

³³ *Ibid.*

³⁴ *Ibid.*

21, 22, 32, ½ of 31	Jas. B. F. Thornton	1720
26	James Purcell	450
28 & unleased 6	Thomas R. Hampton	1000
29, 35, ½ of 34	Redmon Foster	1750
30	Mordecai Sinclair	500
36	Henry A Barron	500
40, 41	Thos B. Gaines	1000
42, 43	Geo Robertson	1000
44, 45, 46, 47, 48, 49	Sarah E. Linton	3000
part of 31	Howson Hooe Sr	280
9, 12, 13, 14, 15, 24, 25, 33, 27 not to be ascertained		9 lots

List of Tenants on Bristoe Tract for the Year 1830³⁵					
1 & 2	Strother Renoe	750	30	Mordecai Sinclair	500
3 & 4	Geo. N. R. Renoe	1250	36	Henry A. Barron	500
5	Elizth Dunnington	500	40, 41	Thomas B. Gaines	1000
6, 8, 10, 11, 37	James Fewell	2500	42, 43	Geo. Robertson	1000
7, 38, 39	Mrs. Ann P. Leachman	1500	44, 45, 46, 47, 48, 49	Sarah E. Linton	3000
9, 12, 13, 14, 15	Howison Hooe	2250	pt of 31	Howison Hooe, Sr.	280
16, 19	Jas. Gwatkin	1000			
17, 18, 23	William Taylor	insolvent			
20	Abraham Millan	500			
21, 22, 32, ½ of 31	Jas. B. G. Thornton	1720			
26	Grigsby W. Weir	450			
29, 35, ½ of 34	Redmon Foster	1750			
23, 24, 25, 28 33		5 lots			

List of Tenants on the Bristoe Tract for the Year 1831³⁶				
			Tobacco	
1 & 2	Strother Rennoe	750		
3 & 4	Geo N. B. Rennoe	1250		
5	E. Dunnington	500		
6, 10, 11, 8, 37	S. Renoe	2500		
7, 38, 39	Mrs. Ann P. Leachman	1500		
9, 12, 13, 14, 15	Howison Hooe	2250		
16, 19	James Gwatkins	1000		
21, 22, 32 & ½ of 31	Jas. B. T. Thornton	1720		
26	John W. Petty	450		
29, 35, ½ of 34	Redmon Foster	1750		
30	Mordecai B. Sinclair	500		
36	Henry A. Barron	500		
40, 41	Thomas B. Gaines	1000		
42, 43	Geo. Robertson	1000		
44, 45, 46, 47, 48, 49	Sarah E. Linton	3000		
part of 31	Howison Hooe Sr	280		
17, 18, 20, 23, 24, 25, 27, 28, 33 – 9 lots unascertained & unleased lot 6				

Tenants on the Bristoe Tract for the Year 1832³⁷		
1 & 2	Strother Renoe	750
3 & 4	Geo. N. B. Renoe	1250
5	Elizth Dunnington	500
6, 8, 10, 11, 37	James Fewell	2500
7, 38, 39	Mrs. Ann P. Leachman	1500

³⁵ Ibid.³⁶ Ibid³⁷ Ibid

9, 12, 13, 14, 15	Howison Hooe	2250
16, 19	Jas. Gwatkins	1000
21, 22, 32, ½ of 31	Jas. B. T. Thornton	1720
26	John W. Petty	450
29, 52, ½ of 34	Redmon Foster	1750
30	Mordecai B. Sinclair	500
36	Henry A. Baum	500
40, 41	Thos. B. Gaines	1000
42, 43	Geo Robertson	1000
44, 45, 46, 47, 48, 49	Sarah E. Linton	3000
½ of 33	Redmon Foster	250
part of 31	Howison Hooe Sr.	280
28	William Goodwin	500

Martin's 1835 Gazetteer of Virginia pinpointed the problems of the Bristoe Tract and why the land was so difficult to sell. "This tract [Bristoe], containing near 7000 acres ... has been ravaged of all its timber, and for the most part 'ploughed down to be barren,' by an unmerciful course of cultivation, under a numerous tenantry, for upwards of 70 years."³⁸

The sale of the lots proceeded slowly. Deeds are found under the "President & D[irectors] of the Literary Fund" as the Grantor. The President and Directors of the Literary Fund executed the following deeds that have been found to date:

Date	Grantee	Lots	Deed Book	Page
11 Feb 1847	James W. Washington & William Washington	38 & 39	19	290
18 Feb 1849	James H. Reid	30, unleased lot 6, parts of 2 unleased & 26 leased above Brentsville & Haymarket Road	19	293
19 March 1849	Mrs. Janie Williams	16 & 19	20	248
25 April 1849	Frances B Gibson, executrix of John Gibson estate & Rhoda Lovelace	1 & 2 (except pt above road)	20	280
19 March 1849	Thomas McCuin	28	20	282
25 April 1849	Rebecca Sexsmith, Harriet Baldwin late Harriet Sexsmith, Sarah Sexsmith	24 & 25	20	320
15 April 1850	Edwin Gaines, transferee of James Cras, transferee of Thomas S. Hunter	43	21	28
15 April 1850	James B. T. Thornton	31 & 32	21	29
15 April 1850	Charles Hunton	5 unleased	21	31
25 April 1849	Rhoda Lovelace & John Gibson	1 & 2 (divided)	21	41

The loss of Prince William County Deed Books 14, 15, 17 and 18 may have destroyed some of the deeds showing the sales of the Bristoe Tract Land.

The Bristoe Tract had been leased to tenants first by the Robert Bristows and their agents. In 1781, the rental of the lots in the Tract continued after the land escheated to the State of Virginia. The income went to the Agents of the Commissioners of Escheated Property. When the Literary Fund was established, the rents from the Bristoe Tract were deposited there. The accounts for both the Commissioner of Escheated Lands and the Literary Fund were kept by the Auditor of the Public Accounts. The Literary Fund accounting was transferred to the Second Auditor of Public Accounts when this department was created in 1823. The Virginia Assembly had authorized the sale of the lots in the Bristoe Tract several times unsuccessfully. After the Act of 1834 which authorized the sale of the Bristoe Tract, the lots slowly began to sell. The Bristoe Tract after having been leased since its original grant was well on its way to private ownership by 1850.

³⁸ Joseph Martin, *A New and Comprehensive Gazetteer of Virginia, and the District of Columbia* (1835; reprint, Westminster, Maryland: Willow Bend Books, 2000), p. 273