

THOMAS BALCH HOUSE  
Title Search

Prince William Co., Va. [For earlier evidence of title, see page 6]

Land Tax Book 1789B (above Cedar Run):					
			H	s	d
Green, Thomas 398 $\frac{1}{2}$ ac.	rate: 10/10	total value: 215.14.4	tax: 3.6.8 $\frac{1}{2}$		
Green, James 313 ac.	do	169.10.10	2.10.10 $\frac{1}{2}$		

(This is the first year these names appear. Land tax books do not indicate how they obtained their land. They may be sons and heirs of George Green Senr. who last appears in the 1788B list. George Green's will at the court house, probated in 1789, may prove how they obtained the land. I have not yet seen it. George Green Sr. is shown in FWC personal property tax lists as early as 1782. I found him on the land tax list in 1784 owning 356 acres. Earlier lists may not be complete. The deeds index at the court house does not show how Thomas Green obtained this 398 $\frac{1}{2}$  acres. It appears to contain the land on which the Balch house was built. From here on will concentrate on that tract.

Land Tax Book 1795B:  
Green, Thomas 398 $\frac{1}{2}$  ac. 10/10 \$215.14.4 tax: 3.6.8

Land Tax Book 1798B:  
Green, Thomas 399 $\frac{1}{2}$  ac. \$1.81 \$723.09 \$2.73

Land Tax Book 1813:  
Green, Thomas Cattail Branch 399 ac. 1.81 \$723.09 \$4.62

Land Tax Book 1815:  
Green, Thomas (resides) on the premises fee 399 ac. Cattail Branch  
23 mi. NW (of Dumfries) \$723.09 \$6.15 tax.

Land Tax Book 1820:  
Green, Thomas on premises 380 ac. Cattail Branch 23 mi. NW \$11(rate)  
\$1000 (value of improvements, proving there was a substantial dwelling  
at this time. There was probably a dwelling there as early as 1789).  
\$4180 (total value) \$5.23 tax.

Deed Book 10, page 235:  
Thompson Green and Carr Bailey, bound to William Brawner for \$5000, -- Dec. 1825. Thompson Green qualified on 8 June 1825 as administrator with will annexed of Thomas Green deceased, and gave administration bond that date with William Brawner as his security. Signed: Thompson Green, Carr Bailey. Acknowledged by William Brawner at court, 5 Dec. 1825. (Note: I could not find will of Thomas Green. It may have been filed but not recorded, perhaps could not be probated.)

Land Tax Book 1826:  
Green, Thomas FWC fee 380 ac. Cattail Branch 9 SW (of Brentsville)  
\$11 (rate) \$1000 (house) \$4180. \$3.35 (tax).

Land Tax Book 1827:  
Green, Thompson of his father FWC fee 298 ac. Cattail Branch 9 SW  
\$12 (rate) \$1000 (house) \$3576. \$2.87 (tax). Increased by survey.  
Green, Polly of do., FWC fee 156 ac. Joins C.Ming(?) 9 SW --- (no house)  
\$1560 (total value) ~~###~~ \$1.25 Reduced by survey.

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Deed Book 11, page 168:

We the undersigned having been called on and properly authorized by Thompson Green, Polly Green and Elizabeth Green the legal heirs of Thomas Green deceased to assign Elizabeth Green aforesaid her portion of the real and personal estate of Thomas Green decd. afsd. for life, or in lieu thereof such portion forever as shall be deemed by us most advantageous to the sd. Thompson, Polly, and Elizabeth Green. ... (Elizabeth is apparently the widow. She is given 151 acres out of the Mansion House tract which apparently excludes the house. Description is given of her tract. The three heirs also divide the Negro slaves (named).) Thompson and Polly have the remainder of the estate divided between them. (They are apparently all the children of Thomas Green.) Thompson receives: 146 acres including mansion house valued at \$1381, one Negro man Lewis \$275.00, and is to pay Polly \$38.50 to make his share worth an equal \$1617.50. Dated 29 Jan. 1827.  
Wit: Sam'l Weaver, P. Warder. Signed by Thompson Green, Polly Green (mark: /) and Elizabeth Green (mark: x). Recorded 6 Nov. 1827.

Deed Book 11, page 195:

19 Jan. 1827. Thompson Green and Catharine his wife, and Polly Green, of first part, to Elizabeth Green of second part, all of PWC. Consideration: \$679 pd. by Elizabeth to Thompson and Polly. Part of the mansion house tract whereon said Thompson and Polly now live and bound ... (same land as that 151 acres shown above. This deed formally conveys it to Elizabeth. It also identifies Catharine as Thompson's wife, which becomes important later.)

Will Book N, page 235-235:

Thom(p)son Green's inventory (8 Oct. 1829) and sale account (30 Oct. 1829). Recorded 1 March 1830. Buyers include: Mrs. Green, H. A. Barron, Mary Green, Jesse Green.

Will Book N, page 481:

Estate of Thompson Green, account with Henry A. Barron administrator. Balance \$165.65 in his hands (or \$105.65). Recorded 11 Nov. 1831. Accounts begin Oct. 10, 1829 (apparently shortly after Green's death). (No record of payments to heirs. Subsequent records seem to indicate Green left no children. When his estate was settled in 1846, heirs may have been cousins. I did not follow through on that, as it was not relevant to the transfer of this tract.)

Land Tax Book 1830:

Green, Thompson Est., (obtained) of Green ... 147 ac. ... \$1000 house.

Land Tax Book 1832:

Green, Thompson Est... 147 ac. 10 mi. NE ... \$1000 house.

Land Tax Book 1833:

Green, Thompson Est., of Green, PWC, fee, 28 ac, Cattail Branch, 10 mi. NE, \$45 per acre, \$1000 house, \$1260 total, \$1.01 tax; reduced by sale to C. Green. Green, Catharine, of Hunton Comsr(Commissioner), PWC, fee, 119 ac, joins Warder, 10 NW, \$10 per acre, 0 house, \$1190 total, \$.96 tax; by deed of Hunton Comsr.

Land Tax Book 1834: Green, Thompson (same).

(Note: Since the wife, Catharine, had a life interest in only 1/3 of her husband's land, she apparently bought the remaining 119 acres outright. Otherwise it would have been sold at auction and the proceeds would have been distributed to heirs (Thompson's cousins?). The commissioner's deed probably explains this. Price she paid probably went to the heirs. The 28 acres containing the house remained

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her dower until her death (or remarriage?). I did not seek out the commissioner's deed, ca. 1833. It may be in a missing deed book.)

Land Tax Book 1835:

Green, Thompson Est., of Green, 28 ac., Cattail Branch, 10 mi. ~~NW~~ <sup>\$45</sup> per acre, \$1000 house, \$1260 total, \$1.01 tax.

Land Tax Book 1838:

Green, Thompson's Est., PW, fee, 28 ac., Cattail Branch, 10 mi. NW, \$45 per acre, \$1000 house, \$1260 total, \$1.26 tax.

Land Tax Book 1839 (assessment were drastically cut overall, probably due to the recent financial panic): Reassessment table:

Green, Thompson, PW, fee, 28 ac, Cattail Branch, 10 NW, last assessment: \$45 per acre, \$1000 buildings; now: \$10 per acre, \$150 buildings; \$280. total. (Tax not shown)

Green, Catharine, PW, fee, 119 ac, joins Warder, 10 NW, last assessment: \$12 per acre, \$500 buildings; now: \$5 per acre, \$200 buildings; (\$595 total?).

(There is no statement that the decrease in the amount \$for buildings on Thompson Green's land is partially attributable to loss of buildings, tho it is possible. It seems more likely to me that it had been grossly overassessed in the past and this reassessment was partially done in order to equalize comparable values. Note that Catharine has added buildings since 1833. I did not check her year by year.) (Emphasis now seems to be on taxing land, instead of buildings)

Land Tax Book 1840:

Green, Thompson's Estate, PW, fee, 28 ac, Cattail Branch, 10 NW, \$12.50 per acre, \$150 buildings, \$350 total, .35 tax.

Green, Catherine, PW, fee, 119 ac, joins Warder, 10 NW, 6.25(?) per acre, \$200 buildings, \$743.75 total, \$.92 tax.

Land Tax Book 1839 (first list, before reassessment):

Green, Thompson Est, PW, fee, 28 ac, Cattail Branch, 10 NW, \$45--\$1000--\$1260--\$1.26.

Green, Catharine, of Comr, PW, fee, 119 ac, joins Warder, 10 NW, \$10--\$0--\$1190--\$1.19.

(sic--no houses on her land at beginning of 1839, but when reassessed it is revised to \$500 worth, now valued at \$200. Could she have moved a building from the 28 ac. tract? That might explain the drastic reduction in value of the house there.)

Land Tax Book 1844:

Green, Thompson's Estate, PW, fee, 28 ac, Cattail Branch, 10 NW, ~~###~~ \$12.50 per acre, \$150 house, \$500 total, \$.62 $\frac{1}{2}$ .

Land Tax Book 1846:

Green, Thompson Est., PW, fee, Cattail Branch, 10 NW, \$12.50 per acre, \$150 house, \$500 total, \$.50.

Land Tax Book 1847:

Green, Thompson (does not appear).

Smallwood, Western L., PW, fee, 30 ac, Cattail Branch, 10 NW, \$12.50, \$150 house, \$525 total, \$.52 $\frac{1}{2}$  tax. By deed from Gaines Comr.

(This is the new owner of the tract. See following deed.)

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Deed Book 19, page 211: 7 Sept. 1846.

Between Thomas B. Gaines commissioner under a decree of the county court of PW pronounced 1 June 1846, in a suit wherein Whitson Cox and others are plaintiffs against George E. Green & al defendants (parties of the first part), and Western L. Smallwood of the second part. Gaines, commissioner, **was** directed to sell a tract in PWC, being the dower land of the widow of Thompson Green decd, for \$40.00 in cash and the residue of the purchase money on a credit of 6, 12, and 18 months, taking bond with approved personal security and a deed of trust to secure the purchase money, which land adjoins the land of John Thornberry, Mrs. Thomas Ewell, Mrs. Blackwell, Thornberry Warder, and William Thornberry, and contains about 30 acres, and whereas after advertising said tract, the land was sold at public auction on 7 Sept. 1846, **said** Smallwood bought it for \$330 (\$40 cash), and executed his 3 several bonds with Haywood Colvin in security for \$96.67 cash payable as aforesaid. Signed: Thos. B. Gaines. Recorded 5 Oct. 1846. (Catherine Green apparently dead by this date.)

Land Tax Book 1850:

Smallwood, Western L., PW, fee, 30 ac, Cattail Branch, 10 mi. W, \$12.50 per ac, \$150 buildings, \$525 total, \$.52 tax.

Land Tax Book 1865 (at Court House):

Smallwood, W.L.'s estate, PW, fee, 30 ac, Cattail Branch, W 8 mi, \$20 per acre, \$500 buildings, \$600 total, \$1.20 tax.

Land Tax Book 1866:

Smallwood, W.L.'s est, PW, fee, 30 ac, on Cattail Branch, W 8, \$20 per acre, \$500 buildings, \$600 total, \$.84 tax.

Land Tax Book 1869:

Smallwood, W.L.'s est., ... \$20. per acre, \$500 buildings, \$600 total, \$1.80 Va. tax, \$1.50 county levy.

Land Tax Book 1870:

(Can't find this land under Smallwood or Balch in the districts which include Manassas, Brentsville, and Gainesville Townships [Western PW].)

Brentsville Township:

Balch, C.P., PW, fee, 30 ac, on Cattail Branch, W 8, \$20 per acre, \$400 buildings, \$600 total. By deed from T.B. Balch; formerly chr [charged] to W. L. Smallwood.

Deed Book 26, page 764: 10 Sep 1868

Between Thomas B. Balch and Susan C. Balch his wife, to Chalmers P. Balch. Consideration: \$1200, paid. Tract containing 30 acres more or less in county of PW, about 2 miles SE of Greenwich, adjoining lands of John Robinson and Samuel A. Marsteller. Signed: Thomas Bloomer [Bloomes?] Balch, Susan C. Balch. Witnesses: William A. Bryant JP; he and Allen Howison JP examined Susan C. Balch. Recorded 13 Feb 1869.

[No explanation as to how Thomas Balch obtained the land from Western Smallwood. Smallwood and family were living there in 1850 census (I have mislaid my copy). Balch may have inherited it or bought it from the estate. The fact that no deed is of record means either that the deed book was one of those lost or that Balch's claim was through inheritance. Inheritance is not specified in the deed, which makes that theory unlikely. More likely Balch bought the land from the Smallwood heirs during the period 1860-1865 when no deeds were recorded (or those recorded were lost); the county government accepted his title to the land at the end of the War.]

Land Tax Book 1876 (District 1):

Balch, C.P., PW, fee, 30 ac on Cattail Branch, W 8 mi, \$17 per ac, \$300 buildings, \$500 total, \$2.55 tax.

Land Tax Book 1878: Balch, C.P. (same info).

Chancery Order Book 3, 1870-83: 12 Oct 1875. Helm vs. Balch. In chancery. It appearing to the satisfaction of the court that the complainants has proceeded regularly at the rules to hire his Bill token(?) for confesses against the defendants. This cause came on this day to be heard in the bill so token for confessor and the exhibits therewith filed and was urgent by council(?) on consideration whereof the court doth adjudge order and decree that one of the commissioners of this court do take an account of the real estate of Defendant Thomas B. Balch subject to the lien of the plaintiff Judgment with the annual and fee simple value thereof, and of all liens existing thereon and their(?) several priorities, and that he give notice of 30 days of the time order(?) place of Lathing(?) said account in some newspaper circulating in the county of Prince William which shall be in lieu of personal service, and report his proceedings to this court. (p. 278)

Ibid, p. 314 [much better handwriting]: 10 Oct 1876. L. S. Helm assignee plaintiff against Thos. B. Balch [sic] defendant in Chancery ... Report of Master Commissioner Wm. E. Lipscomb returned 8 Apr 1876 ... Deed from T. B. Balch admitted to record 13 Feb 1869 is void as to the judgment against T. B. Balch which were docketed prior to said date doth adjudge ... that the report of the commissioner be confirmed ... and ct orders that Chs. E. Sinclair, Aylett Nicol and H. R. Gardew who are hereby appointed commissioners, do proceed to sell the real estate in the bill and proceedings mentioned being about 30 acres, about 2 miles SE of Greenwich, adjoining lands of John Robinson and Samuel A. Marsteller. [Note: My comment above about the 1868 deed from Thomas Balch seems to be incorrect. Balch may have bought the land from Smallwood's heirs, but the court decided he didn't have clear title to it, probably because of the missing deed, and so cleared the title in this chancery case.]

Ibid., p. 377: 13 May 1878. Charles E. Nicol appointed commissioner instead of Aylett Nichol who has departed this life.

Ibid, p. 399: 14 Oct. 1878. Land is sold to Julia R. Balch.

Ibid, p. 467: 11 May 1880. Final report of H. R. Gardeu accepted.

Deed Book 31, p. 620: 15 Oct 1878.

H.R. Gardew, special commissioner of the circuit court of Prince William Co., to Julia R. Balch of 2d part. Said Julia R. Balch hath purchased a tract in the chancery case styled Helm assignees vs. Balch pending in the circuit court of PWC, the said tract containing about 80 [handwriting is bad, probably 30] acres, as hereinafter more particularly described, and whereon the said Julia R. Balch hath paid the entire purchase money for said real estate and by a decree to convey the same to the said purchaser, Now therefore in consideration of the premises and in further consideration of the sum of \$1.00 to him in hand paid, at and before the sealing of these presents, he the said H.R. Gardew, special commissioner, doth hereby grant and convey with special warranty unto said Julia R. (B?) Balch all that tract or parcel in PWC near Greenwich containing about 30 acres bounded on the north and east by lands of Robinson, and west and south by lands of Marsteller. Signed: H.R. Gardew (Garden?). Recorded 15 Jan 1879.

Deed Book 31, page 620: 15 Oct. 1878:

Julia R. Balch of 1st part, C.E. Nicol of 2d part, and John Reid of 3rd part. In consideration of \$1.00 paid to 1st part, by party of 2d part, receipt of which is acknowledged, party of 1st part sells to 2d all tract containing 30 acres more or less adjoining lands of John Robinson, Ewells heirs and a tract of land known as the Hays tract of which Samuel A. Marsteller died siezed, being the same tract conveyed by T. B. Warder and ux. to T. R. Balch and the same conveyed to the party of the 1st part by commissioner H.R. Garlew(?) who was appointed to sell the same under decree in the circuit court of PWC in the chancery cause of Helm Assignee vs. T. B. Balch by deed dated 15 Oct 1878... In trust to the party of the 3rd part, \$250 which amount 1st is justly indebted to 3d. 1st reserves reight to pay 3d at any time to stop interest and it is also agreed that 1st shall have right to raise the money for 3rd upon or out of the property herein described and conveyed by private sale or otherwise, but should 1st default, it is lawful for 2d to proceed to sell land for cash on the premises or on a credit of one two and three years at the election of this party of 1st part (etc...) Signed: Julia B(?) Balch, C. E. Nicol, John Reid. Witness: T. A. Smith JP.

[Note: T. B. Warder and wife are probably heirs of W. L. Smallwood. Their deed to Thomas Balch not found. I did find a deed] Book 26, page 462 29 March 1867, from T. B. Warder and Elizabeth A. his wife of Fauquier Co., to the heirs and representatives of Jno. T. Riley deceased of PWC. In consideration of \$90 to them paid: tract of land lying in PWC on main road from Greenwich to Brentsville, bound as follows: Begin at a large set fast Buck(?) on the N side of the road and running thence with the road N 11 1/2 W 34.15 poles to Morley line, thence with Morleys line N 8° E 18.2 poles to a pile of stone at the turn of the Mill road; thence with the said road N 54 1/2° E 55.4 poles to a cedar at the next turn of the said road; thence S 13 3/4° W 62.9(.7?) poles to the beginning, containing 9 acres more or less. Signed: T. B. Warder, E. A. Warder. Witnessed 29 June 1867 by Richard Stone JP and William Colvin JP, Fauquier Co, Va. Recorded 2 Sept 1867. [I don't think this deed refers to the same property because the acreage is wrong. If the acreage were a mistake, and if the description matched the 30 acre tract, Thomas B. Balch's wife Susan might be one of the "heirs and representative of Jno. T. Riley deceased". T.B.Warder's wife Elizabeth probably<sup>18</sup> one of the heirs of W.L.Smallwood deceased.]

[I have not carried the chain of title forward from this point, as I believe you already have traced it.]

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Will Book G, pages 410-412: 27 Dec 1788. Will of George Green of PWC, sick and weak of body. Item: to my son Thomas Green the land whereon I now live including the purchases I made of Mr. Cuthbert Bullett and Mr. Zach'r Lewis and so much of the land I purchased of Mr. Charles Love as lies on the south side of the Roling Road leading from the red shoal Branch to a marked white oak tree in a line between the said dwelling plantation and the land I lately purchased of William Hogan, to him and his heirs forever, he paying to my son Jesse Green the sum of 25 pounds 12 months after he shall be in possession of the said land.

[Other legatees: son James Green, son Jesse Green, daughter Amy Green, daughter Mary Petty; daughters Margaret, and Nancy, and Amy Green; my grandchildren the son and dau. of my son George Green decd. Sons Thomas and James to be executors. and guardians to grandchildren Ann, Elizabeth, William and Mary. My son Jesse Green and my daughters Margaret Derrim(?) and Nancy Davis. Signed: George (x) Green. Wit: Ja. Ewell, David Blackburn[sic], James Anderson. Proved 5 Jan 1789 by James Ewe<sup>11</sup> and Davi<sup>11</sup> Blackwell. Robert Graham, cl. cur.]

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Deed Book R, page 242: 29 Nov 1770. Cuthbert Bullitt of PWC to George Green of same. Consideration: 5 shillings in hand paid. Three lots of land upon Kettle Run [probably same as Cattail Branch] in PWC. Begin at 2 white oak saplings; thence N 348 poles; thence N 87° [in the release given as 87 1/2°] E 150 poles; thence south to Kettle Run; thence up the meanders of the said Run to the lower corner of the lott number 2; thence W to the beginning. Containing 354 acres more or less, the said peice of land containing lotts no. 3, 4 and 5 as surveyed by Mr. Cuthbert Harrison, and all houses, buildings, orchards (etc.) Signed: Cuth't Bullitt. Wit: Tho's Bullitt, Alex'r Brown, Peregrine Bond. Acknowledged 3 Dec 1770 (lease) and recorded.

Ibid., p. 243: 30 Nov 1770. Cuthbert Bullitt and Helen his wife of PWC to George Green of same. Release of the above tract. 300 pounds current money of Va.

Deed Book W, page 318: 3 Dec 1785. Zachariah Lewis and Mary his wife of PWC, to George Green of same. L51 10 sh. curr. money. Tract said Zacharias Lewis bought of Robert Warren and bounded: Begin at a white oak marked L [=ZL?] corner to David Blackwell's land; thence N 5° W 214 [p.319] poles crossing the Cattail Branch to the white oak a corner of Mr. Charles Lewis land; thence N 75° W 25 poles to 2 white oaks and one red ditto on the side of a road; thence S 4° W 60 poles to a spanish oak on the side the said land; thence S 11° E 64 poles to 2 box oaks on the side the said tract; thence S 4° W 20 poles to a red oak; thence S 4° E 12 poles to a box oak; thence S 37° 30 min. E 9 poles to a white and red(?) oak; thence S 7° 30 min. W 61 poles crossing the Cattail Branch to a white oak and a hickory in the said Blackwell's line; thence with the said line to beginning. Containing 36 acres and 47 poles and all houses, buildings (etc.) Signed: Z' Lewis (his mark [sic]), Mary Lewis. Wit: David Blackwell, Jesse Green, James Green. Received of George Green 51 pounds 10 sh., this 3 Dec 1785. Signed: Zach. Lewis. Wit: David Blackwell, Thomas Evans, James Green.

Deed Book W, page 320: 3 Dec 1785. Order to Jesse Ewell and John Tyler. Charles Love and Mary his wife by their certain deed of sale 3 Dec 1785 sold to George Green a tract containing 95 acres, beginning at stump corner to said land, running with Hogan's line S 2° E 148 poles to 2 white oaks; thence N 74 3/4(?) ° W 164 poles to 2 white oaks & Span. oak standing on side of a hill near a branch; thence N 37 1/2° E 36 poles crossing said branch and course to three red oak saplings on the W side of sd branch; thence N 83(?)° E 40 poles crossing the said branch to a white oak; thence N 13° E 45 (15?) poles to a rock; thence N 21 1/4° E 44 poles, thence to the beginning. Mary cannot travel to county court (Ewell and Tyler to examine her, get her acknowledgment). Acknowledged by Jesse Ewell and John Tyler Senr, 3 Dec 1785. Recorded 5 June 1786.

Deed Book X, page 203: 30 July 1788. Between William Hogan and Sarah his wife of PWC of first part, and George Green of same, 2d part. 225 lb. curr. money of Va paid. Tract lately left to said William Hogan by his father Thomas Hogan and bounded as by survey thereof given unto the proprietors office by Mr. John Warner containing 226 acres more or less and all house, buildings (etc.) [Boundaries not shown] Signed: William Hogan, Sarah Hogan. Wit: David Blackwell, James Green, Weedon Smith, James Ewell. In the acknowledgment he is referred to as George Green Junior [error?]. Acknowledged 30 July 1788 before Robert Graham clerk of court. Private examination of wife taken by James Ewell and John Tyler Senr. Recorded 7 Dec 1788.

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Deed Book W, page 255: 12 March 1785. Robert Warren and Pamela his wife of Fauquier, release to Zachariah Lewis of PWC. [Lease dated 11 March 1785 recorded on page 257] 378 lb. curr. money. Tract bought of Carter's executors and bounded: Beginning at 3 small white oaks & 2 red oaks in the patent line and Hogans; running thence N 74 1/2° W with Mr. Charles Loves line 100 poles to a stake on the W side of a glade and near a path; thence S 28° W 290 poles crossing the Cattail Branch to a red oak a sp'a oak & Hicory saplings in Love and Lewis's line; thence N 88 1/2° E 238 poles to a white oak in Mr. George Greens line marked T ; thence N 1 1/2° W 214 poles crossing the Cattail to the beginning; containing 252 acres more or less, all houses (etc.) Signed: Robert Warren, Pamela Warren. Wit: David Blackwell, Val Peyton, Robert Brown, Charles Atwell, Samuel Abbott Love. REcorded 8 Sept 1785.

[Note: I have not tried to trace the tract(s) earlier. Without studying the boundaries of these tracts it will be difficult or impossible to decide which one contains the land upon which George Green's house stood.]

*Donald L. Wilson*

Donald L. Wilson  
31 July 1981