

9-29-19

Mr. R. R. Benedict,
Philadelphia Pa.

Dear Sir:-

Mr. D. B. Lillard handed me your letter to him with the map made by the Southern rail-road engineer; also the letter from Mr. Horne, the railroad solicitor, offering a compromise.

This compromise is alright. You make this compromise, reserving the right to remove the buildings from the ground deeded to the railroad, and we will close the matter up at once, just as soon as the proper transfers are made.

This will not affect the purchase price, as the matter is satisfactory to the purchaser at the contract price, Three thousand dollars. In making this compromise, the Coxe Estate should not warrant the deed to the property west of the line from B to P as shown by the map.

I note the solicitor states "If the Coxe Estate will release whatever claim it may have in a strip of land as shown on the map in red"; of course the Estate could release whatever claim it had to the part in red as a whole without recourse or liability on its part, but should not assume any liability or warrant to the land west of B, C and P as that line is the western limit of the Coxe property according to the fence line as it now stands, and as

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surveyed by our engineer and shown in our abstract as made by
Mr. Lillard.

I trust this matter may soon be satisfactorily set-
tled up.

Most respectfully yours

9-29-19

Mr. R. R. Benedict,
Philadelphia Pa.

Dear Sir: -Mr. D. B. Lillard handed me your letter to him with the

*Randall
B. Lillard
10/14*

11-10-19

Memorandum from Report
of Railroad Officials report.

The inclosed map made by Mr. Lillard of Huntsville Ala., Abstractor of Titles. Shows the property claimed by the estate as lots A, B, C, D and E. An examination of the title was made by Mr. Lillard in July 1915 and showed clear title in lots A and B in Mrs. Coxe.

There is no record of deeds of the other lots to Mr. Coxe. On June 22 1885 Mr. Coxe conveyed one half of C to Susan B. White and there is no return deed of same on record, and in a deed afterwards to his son, Mr. Macgrane Coxe, he did convey E and D.

The railroad claims lots D, E and C through deeds of W. H. Wortham and wife dated April 30th 1856 and same is of record in deed Book A A Page 477, May 3rd 1856.

From all information, through Mr. Lillard and others, and the records, the Coxe Estate can only set up title to these lots on the claim that Mr. Coxe for something like forty years had adverse possession of them and paid the taxes upon the same. The Railway Co. also asserts that they have paid taxes.

The above is from report of the Railroad authorities and the same is correct as far as I have been able to learn from all available sources. I think the compromise suggested by the Railroad is very good and trust you will approve of the proposition at once.

Most respectfully yours