

Client Report:

John Moore

Information requested by client

“Recreate the “deed” that was given 8 years ago for Rosson Cemetery located in Kenton, TN;
trace the land title history back as far as possible; locate information on who owns the property.”

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Research Findings Land Title History - Reverse Deed Search

Using client supplied information , a reverse land title search was conducted at the Gibson County

¹ Register of Deeds office on Monday, May 13, 2019.

The land title history has been documented as follows:

- December, 12, 1946 - Deed Book 103, page 19, grantors: Donnie Sharp and husband, D.B. Sharp; grantees: W.D. Harris and wife, Eva Harris; amount: \$3,000. ²
- August 31, 1925 - Deed Book 70, page 609-610, grantor: D.B. Sharp (husband) to Donnie Sharp (wife); amount: \$3,500.³
- October 20, 1919, Deed Book 68, page 340, grantors: R.E. Fowler and wife, S.A. Fowler; grantee: D.B. Sharp; amount: \$4,500.⁴
- May 28, 1919, Deed Book 64, page 288, grantors: W.L. Fowler and wife, Edna Fowler; grantee: R.E. Fowler; amount: \$3,575. ⁵

An additional search was done at the Gibson County County Clerk's office on Monday, May 13, 2019. The following information was located:

- December 6, 1918 - Quorum Minute Book 12, page 533 (County Court), grantors: Mrs. Emma Ledbetter (wife of N.L. Ledbetter), Mrs. Ottie Lane (wife of R.L. Lane, Jr.), Mrs. Ruby Pullen (wife of John Pullen), and Jewell Lane (child of Mrs. Delila Lane, deceased), all heirs of Mrs. A.D. Gaskins, deceased; grantee: W.L. Fowler, amount \$3,575.⁶

Direct and indirect deed indexes were searched from January 28, 1893 to January 26, 1915. A transaction in Deed Book 49, page 589 from Simon Smith to Mrs. Ardena Gaskins dated between October 13, 1910 to January 26, 1915 was located but allotted time did not permit a further search.

Edwards-Moore Family Genealogy Pages, accessed at <https://edwards-moore-family.net/testbrown/showmedia.php?medialD=11180&albumLinkId=222> on 14 May 2019. ¹
Donnie Sharp and husband D.B. Sharp to W.D. Harris and his wife Eva, Deed Book 103, page 19, December 12, 1946, digital image, Gibson County Register of Deeds,

²102 N College Street, Trenton, TN 38382, accessed on 13 May 2019.

D.B. Sharp (husband) to Donnie Sharp (wife), Deed Book 70, pages 609-610, August 31, 1925, digital image, Gibson County Register of Deeds, 102 N College Street, ³Trenton, TN 38382, accessed on 13 May 2019.

R.E. Fowler and wife, S.A. Fowler, to D.B. Sharp, Deed Book 68, page 340, October 20, 1919, digital image, Gibson County Register of Deeds, 102 N College Street, ⁴Trenton, TN 38382, accessed on 13 May 2019.

W.L. Fowler and wife, Edna Fowler to R.E. Fowler, Deed Book 64, page 288, May 28, 1919, digital image, Gibson County Register of Deeds, 102 N College Street, Trenton, ⁵TN 38382, accessed on 13 May 2019.

Mrs. Emma Ledbetter (wife of N.L. Ledbetter), Mrs. Oattie Lane (wife of R.L. Lane, Jr.), Mrs. Ruby Pullen (wife of John Pullen), and Jewell Lane (child of Mrs. Delila Lane, ⁶deceased), all heirs of Mrs. A.D. Gaskins, deceased to W.L. Fowler, December 6, 1918, Quorum Minute Book 12, page 533 (County Court), Gibson County Clerk, 102 N College Street, Trenton, TN 38382, accessed on 13 May 2019.

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None of the legal land descriptions in the deed records on the previous page located noted the existence of a cemetery on the property and none of the transactions had the name St. Paul Missionary Baptist Church or Rosson Cemetery associated with them.

Additional searches were done to locate deed records for St. Paul Missionary Baptist Church spanning from January 27, 1915 to July 11, 1951 that the land described in the warranty deed provided by client. No records were located that used the legal land description outlined in the warranty deed.

Research Findings

Tax Assessment

History

Staff in the Gibson County, TN Tax Assessor's Office searched to find the legal owner of the plot of land associated with Rosson Cemetery on Monday, May 13, 2019. The property noted an owner of "USA" and a class designation of "04 - FEDERAL." ⁷

There was no association with St. Paul Missionary Baptist Church noted in tax records.

Research Findings

Will and Probate

Searches were conducted in the following will records in an attempt to locate records associated with Ardena Gaskins:

- Will Book H, 1886-1908
- Will Book I, 1908-1925
- Will Book J, 1925-1936

No records were found for anyone with the surname Gaskins in will books H-J.

Ardena Gaskins died a widow and intestate on September 1, 1918.

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Searches were conducted in the following administrator settlement records in an attempt to locate records associated with Ardena Gaskins:

Assessor of Property - Property Record Card, Tax Year 2019, Gibson County, Jurisdiction: 027, Control Map: 009, Group: Blank, Parcel: 025.01, Gibson County

⁷Tax Assessor, 102 N College Street, Trenton, TN 38382, accessed on 13 May 2019.

Mrs. Emma Ledbetter (wife of N.L. Ledbetter), Mrs. Oattie Lane (wife of R.L. Lane, Jr.), Mrs. Ruby Pullen (wife of John Pullen), and Jewell Lane (child of Mrs. Delila Lane, ⁸deceased), all heirs of Mrs. A.D. Gaskins, deceased to W.L. Fowler, December 6, 1918, Quorum Minute Book 12, page 533 (County Court), Gibson County Clerk, 102 N College Street, Trenton, TN 38382, accessed on 13 May 2019.

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- Administrator's Settlement Book N, 1893-1898
- Administrator's Settlement Book O, 1898-1903
- Administrator's Settlement Book P, 1903-1908
- Administrator's Settlement Book Q, 1908-1914
- Administrator's Settlement Book R, 1914-1920
- Administrator's Settlement Book S, 1920-1926
- Administrator's Settlement Book T, 1926-1932

Administrators settlement statements were filed in Book R, page 510-511 on March 18, 1919 and in Book S, page 10 on May 15, 1920 by John T. Sharp, administrator of the estate of Ardena Gaskins.

The location of these records lead to discovery of the December 1918 County Court case John Sharp et al versus Jewell Lane which brought the land title to it's earliest researched owner, Ardena⁹ Gaskins.

No records were located for any other Gaskins.

Conclusions/Follow Up

- Locate and analyze the transaction in Deed Book 49, page 589 from Simon Smith to Mrs. Ardena Gaskins. This will have to be done on-site at the Gibson County Courthouse.
- Search for deed transactions from 1819 to 1890 involving the Gaskins using FamilySearch at a FamilySearch Center.
- Identify and search for will and/or probate records for the husband of Ardena Gaskins. This can be done using FamilySearch at a FamilySearch Center for years 1824 to 1908 (wills) and 1874 to 1903 (settlements).

Mrs. Emma Ledbetter (wife of N.L. Ledbetter), Mrs. Oattie Lane (wife of R.L. Lane, Jr.), Mrs. Ruby Pullen (wife of John Pullen), and Jewell Lane (child of Mrs. Delila Lane, ⁹deceased), all heirs of Mrs. A.D. Gaskins, deceased to W.L. Fowler, December 6, 1918, Quorum Minute Book 12, page 533 (County Court), Gibson County Clerk, 102 N College Street, Trenton, TN 38382, accessed on 13 May 2019.