

308 City Building,
P. O. Box 7152,
Asheville, N. C.

November 22, 1934.

Re: Tract No. 169, Great Smoky
Mountains National Park.

Mr. Will W. Wiggins, Superintendent
Mingus Creek Camp N-P 15,
Ravensford, N. C.

Dear Mr. Wiggins:

Pursuant to our conversation today, I enclose herewith a quit claim deed to the above mentioned tract of land, and respectfully request that you have Mr. Coburn and his wife to sign same at your convenience.

If you find it necessary, please give Mr. Coburn the \$1.00 consideration, or whatever reasonable amount is required, and we will reimburse you upon presentment of statement.

I will appreciate it if you will have the deed recorded in Swain County after it is executed.

With best wishes and kind regards, I am

Sincerely yours,

Harry Sanders,
Office Secretary.

Enclosure.

308 City Building,
P. O. Box 7152,
Asheville, N. C.

November 22, 1934.

Re: Tract No. 169, Great Smoky
Mountains National Park.

Mr. H. C. Wilburn,
Waynesville, N. C.

Dear Mr. Wilburn:

With reference to the above tract, Mr. Wiggins came to the office this morning and we checked over the abstracts and maps.

It is Mr. Wiggins' opinion that title to this tract is traced from Grant No. 14282 issued to P. L. Hyde in 1900. P. L. Hyde (widow) executed a quit claim for the entire grant to J. E. Coburn on 11-19-1929, and as far as we know, Coburn has never divested himself of this 32.08 acres of Grant 14282.

At the suggestion of Mr. Wiggins, I have drawn up a quit claim deed for this tract, and he is to get Mr. Coburn to sign it immediately. He anticipates no trouble in getting this.

I would like to have your opinion as to whether you think this will cure the defect. I believe we will have to add 32.08 acres to our total acreage as heretofore reported to the Government. When you come over here again, we can go into the matter.

Sincerely yours,

Harry Sanders.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Great Smoky Mountains National Park
P.O.Box #353, Waynesville, N.C.

Nov. 24h, 1934

Mr. Harry K. Sanders,
Asheville, N.C.

My Dear Harry,

I have your letter relative to tract 169.

Yes, if title to Grant 14282, and particularly, that part of it that is included in our tract 169, was still vested in Mrs. Hyde at the time of her conveyance to Mr. Coburn, 11-19-29, and we get a quitclaim from him, we will be all right.

But, of course if the Floyds have any showing of title to this tract, dating back of 11-19-29, it would not be extinguished by the Coburn transfer. However, if we get the quit-claim from Mr. Coburn we will have had "possession under color" since the above date, and would need but three years more of such possession to ripen title as against the Floyds.

I expect to be in Asheville one day next week. We will check up on the Floyd abstracts and see if there are any conveyances that tend to vest title to tract 169 in them. I would think all transfers to them would be set out in data that is in the files there.

It is my opinion that, when we get the quit-claim deed from Mr. Coburn, the matter should be left alone, and depend upon adverse possession for title. Unless, of course, it should be found that the Floyds have sufficient record title.

I have added this acreage, 32.08, to my total. The final figure, according to the recent check is ~~229,469.01~~ 229,436.95 acres, or 358.55 square miles.

Yours very truly,

H. C. Wilburn
H.C. Wilburn.

308 City Building,
P. O. Box 7152,
Asheville, N. C.

November 28, 1934.

Re: OCONALUFTY BAPTIST CHURCH.

Mr. H. C. Wilburn,
Waynesville, N. C.

Dear Mr. Wilburn:

You remember I told you that the money paid into the Clerk's office here for the above had not been taken out yet. On investigation, I find that the money is still not paid out, but when Mr. Cain, the former clerk died, his affairs were in such an involved state that a receiver had to be appointed for his estate, and no disbursements can be made of funds coming into Mr. Cain's hands before his death until a sworn claim is filed with the receiver, Mr. J. Ed. Swain. So it will be necessary for these people to file a claim before February 1, 1935, or be barred.

As a matter of convenience, if these folks would like for me to handle this matter for them, I shall be glad to do so very reasonably. I wish you would talk to the proper persons and find out what they want to do.

I am enclosing the typewritten list of park tracts. In checking the addition on page 7, I notice you did not include the 32.08 acres of Tract 169, and it seems to me that this should be included in the total, and I have made corrections accordingly.

Sincerely yours,

Harry Sanders.

Dec. 11, 1934

Mr. J. C. Stubbins
Haymesville N.C.

Dear Mr. Stubbins:- I have looked into
the title of tract No 169 and am
sure the title was vested in Mr.
Coburn.

After talking the matter over
with Mr. Black, we are of the
opinion that we should have
\$200.00 for this tract. For this
consideration we will make
warranty deed for the tract.
You can take this up with Mr. White
and notify us if this satisfactory.
Yours truly
J. E. Coburn

308 City Building,
P. O. Box 7152,
Asheville, N. C.

December 31, 1934.

In re: Tract 169, J. E. Coburn land.

Hon. S. W. Black, Executor of
the Estate of J. E. Coburn,
Bryson City, N. C.

Dear Mr. Black:

Mr. Johnston has turned over to me your
letter of December 26 in regard to the above matter.

Whenever you have been able to have the
land released from docketed judgments or other liens,
I shall be glad to bring a check for \$200.00 to Bry-
son City and close the matter.

Please let me know when you think you
will be in a position to deliver the deed.

Very truly yours,

H. K. Sanders,
Office Secretary.

J. E. COBURN

SMOKY MOUNTAIN LAND
BRYSON CITY BANK BUILDING
BRYSON CITY, N. C.

December 26, 1934

Honorable A. Hall Johnston
Asheville
North Carolina

Dear Hall:

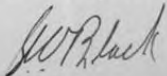
In re: J. E. Coburn land

Replying to your letter of December 21st, Mr. Wiggins and I have gone over the matter of the small tract of land on Ocona Lufty that had not been conveyed by Mr. Coburn to the North Carolina Park Commission. I also talked with Mr. Wilburn about the matter last week. It seems that this is just one of those matters that was overlooked in the general clean up of property in that area.

I do not think there is any doubt but that Mr. Coburn held title to this property at the time of his death, and we will be very glad to execute a deed to the property for a consideration of \$200.00. As you probably have been advised, Will Wiggins and I are joint executors of both the estates of Mr. and Mrs. Coburn, and we have full authority to dispose of all property, both real and personal, in accordance to our best judgment for the benefit of the estates. However, there are some judgments docketed in this county against Mr. Coburn and it may be necessary, before we can pass a good title, to secure a release from the holders of these judgments, which should be very easy to do, as they will naturally prefer the property to be turned into a liquid asset. The method I have adopted in instances of this kind has been to simply have the judgment creditor to enter a memorandum on the margin of the judgment releasing the property to be conveyed from the judgment lien.

You can advise me what you think about the matter and we will be glad to co-operate with you in conveying title to this property.

Yours very truly,



SWB:W

S. W. BLACK, Executor of
the Estate of J. E. Coburn

LAW OFFICES
JOHNSTON & HORNER
ASHEVILLE, N. C.

J. M. HORNER, JR.

December 29, 1934.

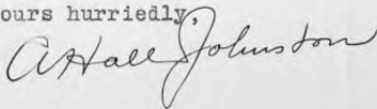
Harry K. Sanders,
N. C. Park Commission,
Asheville, N. C.

Dear Harry:

I am enclosing herewith a letter
I have just received from Mr. Black about the
Coburn land.

I suggest that you go out there and
take the deed, and if in your opinion, the
Will authorizes this conveyance, that you get
it signed and pay the matter off as early as
you can.

Yours hurriedly,



308 City Building,
P. O. Box 7152,
Asheville, N. C.

December 31, 1934.

Mr. A. B. Cannerer, Director
National Park Service,
Washington, D. C.

Dear Mr. Cannerer:

In checking over the acreage that has been conveyed to the Federal Government for the Great Smoky Mountains National Park, we have discovered a small tract of 32.08 acres that has never been acquired by the Park Commission. This tract is owned by the Estate of J. E. Coburn, and the executors have agreed to sell for \$200.00.

Pursuant to resolution passed by the Commission at its January 22, 1934, meeting in your office, providing that no funds will be expended for the purchase of land without the full consent and approval of the Director of National Park Service, Mr. Raoul has instructed me, before closing the transaction, to advise you that, in his opinion, \$200.00 is a reasonable price for this tract and that the matter should be settled at once.

If you approve of this purchase, please let us have your written authority at an early date.

Very truly yours,

H. K. Sanders,
Office Secretary.

308 City Building,
P. O. Box 7152,
Asheville, N. C.

January 7, 1935.

Mr. J. R. Eakin, Superintendent
Great Smoky Mountains National Park,
Gatlinburg, Tenn.

Re: Tract No. 169, J. E. Coburn
Estate, 32.08 acres.

Dear Mr. Eakin:

This matter of the purchase of this tract has already been brought to the attention of the Park Commission, and Attorney A. Hall Johnston was authorized to offer the Coburn Estate \$200.00 for this tract. This proposal has been accepted by the Executors, and as soon as the land can be released from certain liens, they will deliver a deed. This is expected to be consummated within the next few days.

I shall be glad to notify you when the transaction has been completed. With my regards, I am

Very sincerely yours,

H. K. Sanders,
Office Secretary.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
GREAT SMOKY MOUNTAINS NATIONAL PARK
GATLINBURG, TENNESSEE

Jan. 3, 1935.

Mr. H. K. Sanders,
Secretary, North Carolina Park Commission,
Federal Building,
Asheville, North Carolina.

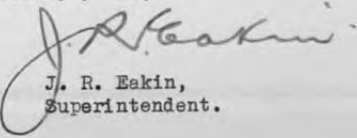
Dear Mr. Sanders:

Mr. Wilburn has no doubt notified you of the "lost tract" of 32.08 acres he discovered in checking up on the exact acreage conveyed to the U. S. by the State of North Carolina. He has also no doubt notified you that he prepared a quit claim to this property that apparent owners of record, Mrs. Hyde and Mr. Coburn had signified their intention to sign but the untimely death of Mr. Coburn prevented this being consummated.

As this small tract is the only land in private ownership within the exterior boundaries of the North Carolina section of the park it is very important to acquire it as soon as possible. Accordingly I would appreciate your discussing this matter with Attorney A. Hall Johnston and advise me in the premises.

With kindest personal regards, I am

Sincerely yours,


J. R. Eakin,
Superintendent.

cc Director,
Mr. Johnston,
Mr. Wilburn.

308 City Building,
P. O. Box 7152,
Asheville, N. C.

January 31, 1935.

Hon. S. W. Black,
Attorney at law,
Bryson City, N. C.

Re: Tract No. 169, J. E. Coburn Estate.

Dear Mr. Black:

I am wondering how you are getting along with clearing the title to this tract. There is a possibility that I shall have to go to Washington next week, and I would like, if possible, to settle this purchase before leaving.

Will you please give me some idea as to when the matter can be closed?

Very truly yours,

H. K. Sanders,
Office Secretary.