

**Casteel-Nix-Volin House  
1763 Holly Springs Road  
Marietta, Georgia 30062**

**Cobb County Register of Historic Places  
Justification Report**

Physical Description

The Casteel-Nix-Volin House is located at the west side of Holly Springs Road, approximately one mile north of the intersection with Sewell Mill Road, in unincorporated Cobb County, Georgia. The house, which is located on 1.4 acres, has no road frontage along Holly Springs Road. It sits approximately 725 ft. back from the road and can be approached by an access easement through an adjacent parcel and a power line easement.

The house is an example of a saddlebag type house, built c. 1920. It is set slightly at an angle with the front façade facing southeast. The left façade faces west, the rear façade faces northwest and the right façade faces east.

The Casteel-Nix-Volin House is a one-story single-family house with a gabled roof. The original saddlebag portion is two rooms with a stone chimney in the middle. A five-room addition containing master bedroom, dining room, two bathrooms, kitchen and screened porch was constructed to the rear of the house in the early 1990s. The screened porch was enclosed to form a living room sometime after 2005. The house today is approximately 1,750 sq. ft.

The house has always had a full-length shed front porch as detailed by a historic photograph. A portion of the right side of the front porch was enclosed sometime before 1938 and now contains a bedroom. The porch's simple balustrade and gingerbread, along with the shutters on the front façade, were added sometime after 2005. The original portion of the house and the front porch sit up on a foundation, approximately 3 ft. in height. The foundation, which consists of brick and stucco, likely replaces stone piers. The steps are located to the left side of the porch.

The original portion of the saddlebag has original vertical board-and-batten siding, with original horizontal clapboard siding at the top of the end gables. During the 2000s, the owner had siding milled to match the original in order to replace deteriorated boards. The addition has the same vertical board-and-batten siding. The siding on the enclosed portion of the porch is a shiplap horizontal siding. The original part of the house has replacement one-over-one windows. Two windows are located on the front façade of the original saddlebag, with one set of paired windows on the left and a set of paired windows and one individual window on the right.

The addition also has one-over-one windows. A set of triple windows are on the front façade of the addition. Five windows are located on the left façade, with two sets of paired windows and one individual window. There are three individual windows on the rear façade and two on the right façade. Most of the windows are surrounded by simple wooden framing. There is one rear

door. The addition has a gabled roof and runs perpendicular from the rear of the original saddlebag, forming a T-shape. The roof consists of asphalt shingles.

The house sits on 1.4 acres and the building is situated in the northwest corner of the parcel. When the house was constructed, it was in a rural area of Cobb County, just east of Marietta. Today, the area has become more suburban as development has occurred in the area. While the property is located adjacent to several larger tracts of land, the immediate area has several nearby residential subdivisions. A driveway from Holly Springs Road, approximately ¼ mile in length, provides access to the property. This is a shared driveway that accesses a historic farmhouse that is situated on property (1765 Holly Springs Road) in front and to the east of the subject property. The driveway ends at the Casteel-Nix-Volin House and parking is provided in a gravel area. Sewell Mill Creek runs along the eastern boundary between the two parcels. A wooden one-lane bridge along the driveway crosses the waterway. The McGarity Branch runs along the southern boundary of the property, parallel to the driveway. The house is surrounded by mature trees and wooded areas. The rear yards of some suburban homes are visible. The property and the surrounding land was once farmed. Pockets of some flat areas on the property and the neighboring property to the east are visible where planting fields were once located, although these former fields are now heavily overgrown.

The eastern portion of the subject property, adjacent to Sewell Mill Creek, is relatively flat. As one moves west towards the house, the land rises and the house sits up on the side of a slight slope. A boxwood garden, installed after 2005, is located in front of the house. The slope increases as one moves to the rear of the house, where another boxwood garden is located. Dirt from the hill had to be removed in order to accommodate the rear addition, as well as the garden area. Therefore, a stone retaining wall was constructed to provide protection from erosion. It is unknown when the retaining wall was installed.

#### Historic Significance

The Casteel-Nix-Volin House was constructed c. 1920; likely as a tenant farmer house. The original portion of the house was constructed as a saddlebag, which consists of two rooms with a stone chimney in between. The house was not identified in Cobb County's Historic Resources Survey, likely due to its lack of visibility from public right-of-way and road frontage along Holly Springs Road. The house is significant in that it is likely one of only eight saddlebag-type houses remaining in Cobb County. In addition to being an example of a specific house type, it is also a representative of Cobb County's agricultural history. It is also significant in that it is a rare example of a tenant farmer house, especially in the suburban growth area of eastern Cobb County.

The house is located in Land Lot 815 of the 16<sup>th</sup> District/2<sup>nd</sup> Section. The property was originally part of a larger land holding. Mrs. Margaret Dunn purchased Land Lots 814, 815, 816 and 769 of the 16<sup>th</sup> District/2<sup>nd</sup> Section (a total of 160 acres) from William D. Wadsworth on June 22, 1863. Margaret, her husband Joseph and family, occupied the 160 acres until Margaret Dunn sold the property in 1905. Joseph Dunn passed away in 1892.

Oscar Casteel<sup>1</sup> purchased 95 acres in Land Lots 814 and 815, along with an additional 15 acres in Land Lot 699, from Mrs. Dunn on December 1, 1905. Green B. (G. B.) Casteel, Oscar's uncle, purchased the 80 remaining acres of the Dunn property in Land Lots 816 and 769 also on December 1, 1905. Oscar Casteel owned the property until he sold 80 acres (Land Lots 814 and 815) to Hodge Rabun on January 3, 1913. Two years later, Hodge Rabun sold Land Lots 814 and 815 to G. B. Casteel on August 13, 1915. G. B. Casteel sold Land Lot 816 and 1½ acres in Land Lot 815 to Henry E. Casteel on August 13, 1915. Therefore, by 1915, G. B. Casteel owned 118½ acres of the original Dunn home place. It is during the Casteel's ownership that the farmhouse at 1765 Holly Springs Road was constructed.

G. B. Casteel was born in Union County, Georgia in 1869. He appears in the 1880 census with his parents in Woodstock, Cherokee County, Georgia. By the 1900 census, he had married his wife Georgia, had two children and remained in Woodstock. In the 1910, 1920 and 1930 census records, G. B. Casteel is noted in Marietta Militia District 898. His wife Georgia died in 1919 and Casteel later remarried.

G. B. Casteel is listed in census records as a farmer. In 1933, deed records indicate that he obtained a loan for \$700 through the federal government's Land Bank Commissioner as part of the Emergency Farm Mortgage Act of 1933. This program offered loan assistance to farmers during the Great Depression. Land Lots 814 and 815 were used to secure the debt. The loan was fully paid in November 1944. It is unknown what crops the Dunn's or Casteel's farmed on the property. However, it seems G. B. Casteel grew turnips. The *Marietta Journal* details G. B. Casteel entering a turnip contest in 1905. Unfortunately, Mr. Casteel came in next to last in the contest.

The owners of the subject property seem to have a connection to the Marietta Camp Ground. The Marietta Camp Ground was established in 1837 by early settlers as a means of gathering for spiritual fellowship. Tents were built around the main tabernacle and the Joe Dunn family regularly tented during services. G. B. Casteel, Hodge Rabun and Cline Nix, all owners of the subject property, are noted to have attended the Marietta Camp Ground and been involved with the leadership of the facility. Hodge Rabun was buried at the Marietta Camp Ground Cemetery (located across the street from the camp ground) following his death in 1932. Mrs. Cline Nix (Edna) was elected secretary and treasurer of the Camp Ground Home Demonstration Club in 1943. The Nix's were also buried at the Marietta Camp Ground Cemetery.

It is during G. B. Casteel's ownership of Land Lot 815 that the Casteel-Nix-Volin House was constructed as a tenant farmer house. The location of the house behind the main farmhouse (now known as 1765 Holly Springs Road) and its saddlebag construction indicate its use as housing for a tenant farmer. According to *House Types in Georgia*, saddlebags were "popular for modest housing in outlying fringes of Georgia's towns and cities." A definite construction date for the house is unknown, but it appears the house was built c. 1920. In October 1938, Casteel rented one three-room house, outbuildings and 3½ acres to Cline Nix. In the rental agreement,

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<sup>1</sup> The family name "Casteel" is also spelled "Castile" in deed and census records, as well as newspaper articles. For the purpose of consistency, the spelling of "Casteel" is used in this report.

Casteel agreed to sell eight acres to Cline Nix at the conclusion of the rental agreement. Casteel sold eight acres (five acres in the northwest portion of Land Lot 815 and three acres in the northeast portion of Land Lot 814) to Cline Nix on October 31, 1944. Casteel sold 70½ acres, along with the main farmhouse (Land Lots 814 and 815 except for the acreage sold to Cline Nix), to Fair Sharp Cline on December 18, 1944. G. B. Casteel passed away in 1948.

Edna Nix sold 5.1 acres to Reuben A. Cook, Jr. in March 1972. The Casteel-Nix-Volin House, along with 2.9 acres, was conveyed to David Clark by Edna Nix in 1976. Clark sold 1.5 acres of the land to Carol Schneier in 1991. The house and remaining 1.4 acres was sold to Kristen L. Spangler on October 1, 1991. Kristen Spangler sold the house and property to James and Wesley Blanchard in 1997. The property was sold to Alan Schlact in 2005, who sold it to Curtis and Emily Volin in 2013.

The house and property are a significant representation of Cobb County's agricultural history. Tenant farming was common in the County during the period after the Civil War up until the first half of the 20<sup>th</sup> century. According to *Archaeology, Architecture and Landscapes: Resources for Historic Preservation in Unincorporated Cobb County, Georgia*, 65% of the Cobb County population were farmers after the Civil War. By 1900, the survey states that "more than half of all Cobb County farmers were tenants rather than owners."<sup>2</sup> Dr. Tom Scott, in his book *Cobb County, Georgia and the Origins of the Suburban South*, states that "tenants made up 62% of all local farm operators"<sup>3</sup> by 1930. The rise of tenant farming was indicative of a rise in population and the reduction of farm sizes.

In *Tilling the Earth, Georgia's Historic Agricultural Heritage: A Context*, the authors note that tenant farmer houses were once popular in the state but are quickly disappearing. *Tilling the Earth* also states that saddlebag types were in "widespread"<sup>4</sup> use as tenant houses. Today, in the suburban growth area of east Cobb County, historic structures in general have dwindled and it is yet more uncommon to find a representation of the tenant farming system that was once prevalent in the County. The loss of saddlebag houses in Cobb County also exemplifies the loss of Cobb County's agricultural history. The 2007 Cobb County Historic Resources Survey identified nine saddlebag-type houses in the County. Two are known to have been demolished, leaving the Casteel-Nix-Volin House likely one of eight saddlebags left in Cobb County.

*Tilling the Earth* notes that tenant houses, if they endured, often saw changes as families were able to provide for improvements. The context states that many tenant houses were "individualized by their residents, and some were later updated with modern conveniences, additional rooms and porches or new exterior siding."<sup>5</sup> This evolution is demonstrated in the Casteel-Nix-Volin House in that some of the saddlebag elements remain intact while a later addition provides for modern conveniences.

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<sup>2</sup> Roth, 41.

<sup>3</sup> Scott, 54.

<sup>4</sup> Messick, Joseph and Adams, 89.

<sup>5</sup> Messick, Joseph and Adams, 89.



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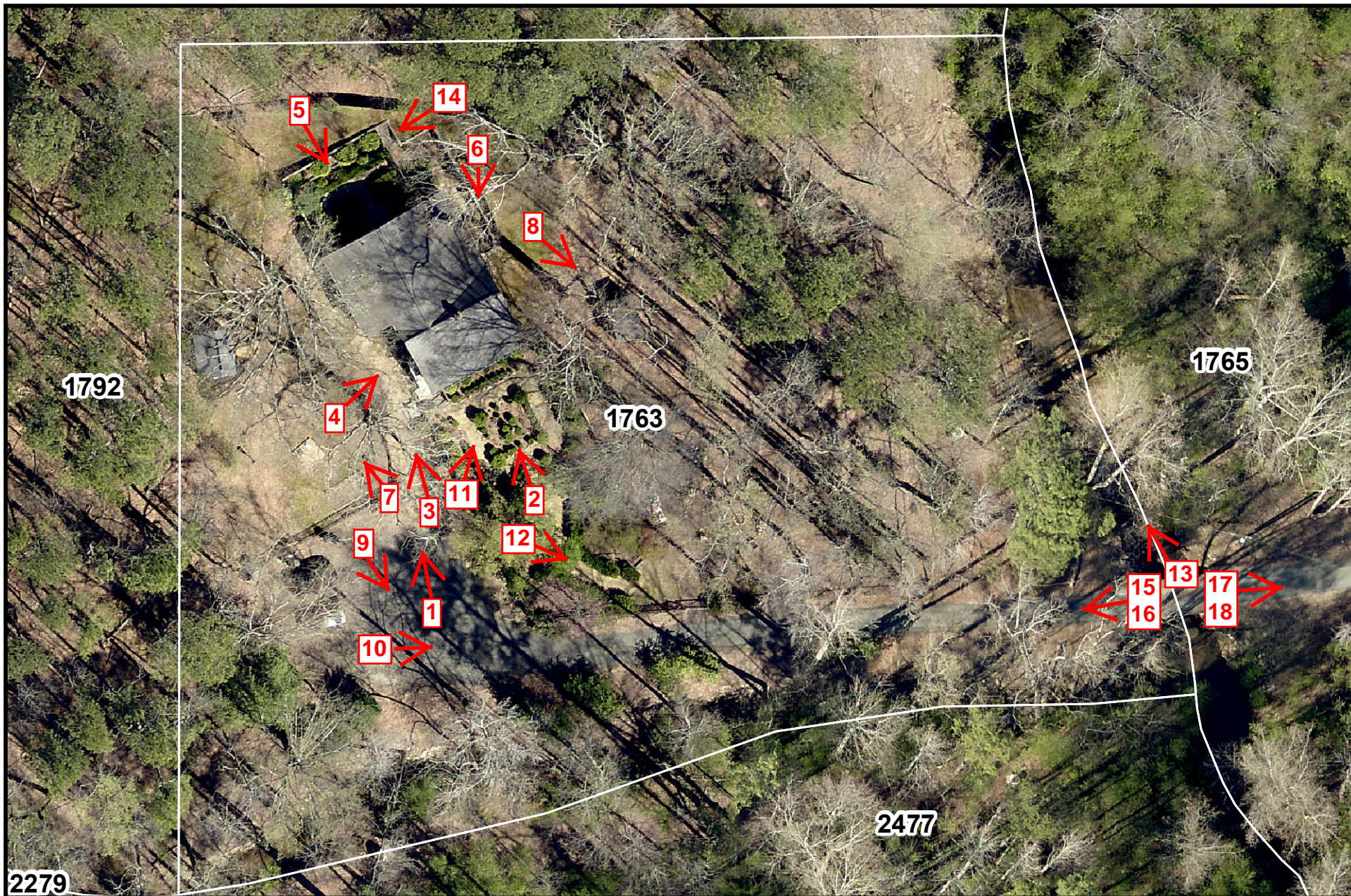
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## **Photograph Descriptions**

1. House and Landscape – Facing North
2. House – South Façade and Garden
3. House – South and West Façades
4. House – West Façade
5. House – North Façade
6. House – North and East Facade
7. West Side Yard and Outbuilding
8. East Side Yard – Facing Southeast
9. Parking Area – Facing South
10. Driveway – Facing East
11. Front Garden – Facing Northeast
12. Front Garden – Facing Southeast
13. Creek – Facing North
14. Rear Garden – Facing Southwest
15. Old Photograph (date unknown) – Subject Property and Landscape (taken from near driveway bridge)
16. House and Landscape – Facing West (taken from near driveway bridge to provide similar view to Photograph #15)
17. Old Photograph (date unknown) – Adjacent Main Farmhouse (taken from near driveway bridge)
18. Adjacent Main Farmhouse House and Landscape – Facing East (taken from near driveway bridge to provide similar view to Photograph #17)





0 25 50  
Feet

# 1763 Holly Springs District 16 Land Lot 815





2017 Oblique Imagery:  
Looking North



### Legend

- Subject Parcel
- Streams
- Parcels
- Cobb Boundary
- Landlots

## Casteel-Nix-Volin House

1763 Holly Springs Rd NE

Cobb County  
Community Development  
P.O. Box 649  
Marietta, GA 30061

0 0.0125 0.025 0.05 Miles







## COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

**Planning Division: Historic Preservation**  
P.O. Box 649  
Marietta, GA 30061  
(770) 528-2180 | fax (770) 528-2092

**Mandy Elliott**  
*Historic Preservation Planner*

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### COBB COUNTY REGISTER OF HISTORIC PLACES NOMINATION FORM

#### I. GENERAL

Name of Property: Butterfly Cottage

Location: 1763 Holly Springs Rd NE, Marietta, GA 30062

Parcel ID Number: 002

Land Lot: 0815 District: 16 Acreage: ~1.4

Property Owner: Curtis Volin & Emily Yewell Volin

Property Owner's Address: 1763 Holly Springs Rd. NE, Marietta, GA 30062

Historic Use: farming? Current Use: residential

#### II. JUSTIFICATION

Provide information on building type, architectural style, size, layout, unique features, original/historic elements, floor plan, historic and non-historic additions, how situated on property, etc. If property is a site only, give a physical description of the property and its unique features. Attach additional sheets if necessary.

See attached

*Continued on Next Page*

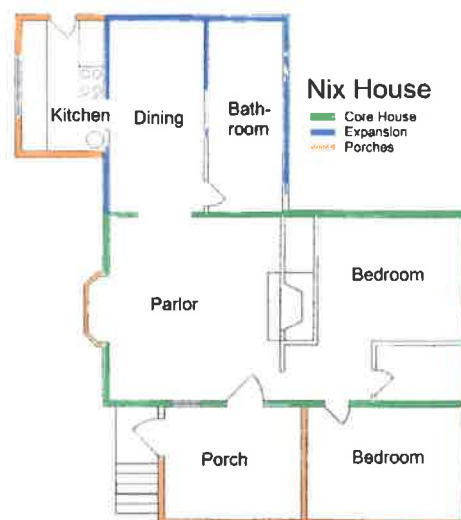
**Physical Description of the Property including dates of construction of all buildings, alterations, additions, and any resources no longer extant. Be sure to include all changes to the property, including those that have occurred within the last 50 years. Clearly identify changes on the floor plan of the building. The changes can be identified by color-coding if appropriate (see attached sample)**

The Nix house at 1763 Holly Springs Rd and the surrounding property are a rare example from East Cobb County's agricultural history. The modest farm house was built by the Nix family during the first half of the 20<sup>th</sup> century. We do not yet know if Cline Nix built the house or was it built earlier than the land sale in 1938? At this time lands surrounding Marietta were largely devoted to agriculture or timber. The Nix house was once part of an approximately 12-acre farm located in Cobb County, GA, at 1763 Holly Springs Road, Land Lot 0815, parcel 002, District 16. The 1.4 acre property currently surrounding the farm house sits about ¼ mile west of Holly Springs Rd (a main road then and now). The home and the egress to it are both unique to the modern East Cobb area due to the size of the property, its bucolic nature, its setting at the confluence of McGarity Branch and Sewell Mill Creek, and the historic house.

The property was originally part of a larger farm owned by either the Page or Casteel family. We are having trouble locating the deeds for this portion of the home history. The original larger farm had a main house at 1765 Holly Springs Road, which still exists and is now the Page residence. In 1938 an ~3.5-acre parcel was sold to Cline Nix with an option to purchase an additional 8 acres in the future. The Nix farm consisted of several fields and pastures, a well and additional out-structures such as sheds, barns, and storage buildings. Regrettably, these out-buildings no longer exist, and their precise locations are unknown. Traces of dirt roads indicate they were located near the farm house. A hand-dug water well, (now filled in) was located about 25 feet west of the farm house.

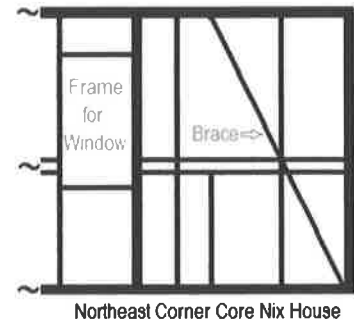
The Nix home provides a rare glimpse into a modest farmer's living conditions and farm land use during the 20<sup>th</sup> century. Architectural details provide insight into how the agrarian economy enabled families to accumulate enough wealth to own their property, build a house, raise a family and contribute to the local economy. The house was built in several stages.

The core of the Nix house is believed to have been originally constructed circa 1900, although this date is so far unproven. The two-room house (green part on plan) was about 25' by 30', with the main door facing South towards McGarity Branch. The house sits about 6 feet above the creek floodplain and is shaded by large water oak trees. The house sat on stacks of locally-collected field stone set directly on the earth. This facilitated air circulation under the house and discouraged termites. The original stone pillars were replaced by concrete blocks in the early 1990s.





The house was framed in pine boards actually measuring 2"by 4". Corner braces added strength. Horizontal members about half-way up the wall allowed oak planks to be nailed at the top, middle and sides. The outer oak boards (about 9 ½ inches wide) were from local lumber, milled in the area, with 3-inch battens covering the joints. Newspapers dating from the fall of 1941 were found stuffed into the interior cracks to reduce drafts and conserve heat. The roof was cedar shakes, later covered by asphalt shingles, and then by asphalt roll roofing (architectural evidence of the declining Nix family fortunes in the later 20<sup>th</sup> century). Over the years, the house was painted barn-red, forest-green and finally white. The strongly constructed core house has withstood high winds and weather for more than 70 years.



The core house contained two rooms about equal in size built around a stone chimney and fireplace. The fireplace was constructed of local field stone secured by cement. Contrary to most modern houses, the fireplace was located in the center of the house and had hearths on both sides. It both heated the house and was used for cooking. A small cupboard to the left of the fireplace was used to store non-perishable goods, pots, crockery and kitchen utensils. During the early 1940s an 8-inch metal stovepipe was installed and the fire box was blocked up. This allowed a more efficient wood stove to be used for heating and cooking. The current woodstove purchased in the early 1990s uses the original chimney, but is not original.

The room facing the fireplace was used as a parlor/kitchen/dining area. The room behind the fireplace to the was used as a bedroom. As the Nix family prospered, they were able to extend the house to the north. The original wide pine flooring remains. There was an upright piano in the south west corner of the room.. In addition to playing at a local church, Mrs. Edna Nix offered piano lessons to area residents.

The room behind the fireplace to the was used as a bedroom. An additional 15'x15' extension was added to the rear of the house, colored blue in the plan map. This was divided into a kitchen/dining area and a bathroom. The bathroom contained a sink, toilet and cast iron/porcelain tub.

Porches (orange on the plan map) were added to the core house and were later enclosed to provide more interior space. The northwest porch was enclosed and turned into a small kitchen. A flue pipe stub and faint soot in the ceiling near the west wall provides evidence of an iron cook stove, later replaced by an electric stove on the east wall. There was a small sink in the southeast kitchen corner near the interior door, and counter space along the west wall. A porch added to the south side of the house was later half enclosed to form a small bedroom.

***Brief history of the property including its usage and past owners. Why is the property important?***

Ownership of the house passed to Edna Nix on the death of her husband Cline, around March 1970. She sold 8.1 acres in March 1972, retaining 2.9 acres around the house. On Edna's death, the house passed to her daughter, Beverly and her husband, David F. Clark. David received the house as part of a divorce settlement in Nov. 1976. The property was further reduced to 1.4 acres and sold to Kristen Spangler in Sept. 1991. Kristen renovated the interior, modernized the plumbing, electrical system, installed a heat pump and extended the house to the northeast.

Kristen Spangler sold the house to Wesley Usher Blanchard in August 1997. The west porch was enclosed to make a dining area, and the kitchen renovated. The house was conveyed to James E. Blanchard as part of a divorce settlement in May, 2003. Tenants occupied the house until 2006 when the house and property were sold to Alan Schlact. The house and the surrounding 1.4 acres was sold to its current owners Curtis and Emily Volin on November 18, 2013.

Records of floor plan changes created by Spangler and Blanchard are in possession of the nominating owner and included in the supporting materials. Floor plans and/or paperwork for modifications completed by the Schlacts have not been located. However, as current owners of the home who have not changed any architectural features of the home, Curtis and Emily Yewell-Volin can deduce that any changes made from the Blanchard floor plans to the way the home is currently configured were changes made by the Schlacts. The Schlacts were the first owners to affectionately name the home 'Butterfly Cottage'.

Artifacts preserved by neighbor Carol Schneier, who helped with the Spangler renovation in 1991 include WWII-era newspapers used as insulation and materials for a chimney flue as well as wall coverings indicative of a modest 1940s home. Images of these artifacts are included in the supporting materials for this application. It was also learned while speaking with Schneier that the home's roofing, in 1991, uncovered evidence in a decline of quality roofing materials with each new layer, leading to the belief that the generations of farm owners led a very humble existence. This property is unique in all the aforementioned ways, but especially in its mere existence within the 30062 zip code in the year 2017. Neighborhoods are being built all around this property and if not for the neighboring ~11-acre parcel owned by Carol Schneier and the ~6-acre parcel owned by JoEllen Page, this land and its home might be swallowed up by development. The egress to the home currently maintains a rural appearance. The driveway is gravel and the property line is identified by the intersection of a small wooden bridge and Little Sope Creek.

#### Past Owners of Property at 1763 Holly Springs Rd NE, Marietta, GA 30062

October 15, 1938

Johnson (who signed the deed? Courthouse records mention G.B. Casteel...we are having trouble confirming) family subdivided and sold the part of their farm on the West side of Sope Creek to Clive Nix (Image of Original Deed is included in photos)

February (or March)? 1972

(date unknown) Beverly Nix married David F. Clark – In Property subdivided; western part ~8.1 acres sold to Joellen Cook and/or Reuben Cook. 2.9 acres around the original farmhouse remained with Nix/Clark

November 1976

Beverly Nix Clark (1989 address: 102 Sope Creek Dr. #212; Marietta 30068) divorced David F. Clark – Property conveyed to David F. Clark

September 1991

Property subdivided ~1.5 acres (N and W part) sold to Carol Schneier; and ~1.4 acres sold to: Kristen L. Spangler; daughter of Jessica Kramer

Aug 8, 1997

Property sold to James E. Blanchard (Augusta attorney) and/or Wesley Usher Blanchard (wife)

Jan 17, 2006

Property sold to Alan Schlact.

November 18, 2013

Property sold to Curtis Volin and Emily Yewell-Volin

#### QUESTIONS:

1. Who owned the property before the Nixes?
2. Was the property a share-cropper farm?
3. How was the land used or farmed by Nixes?
4. What is known about the pine timber tract west of the house?
5. Any evidence of out buildings/chicken coops/barns?
6. Any notes about the bridge over Sewell Mill Creek?
7. How can the "Why is this property important?" section be strengthened?
8. When did Edna Nix die?



REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return To:  
Morris|Hardwick|Schneider, LLC  
3730 Roswell Road, Suite 25  
Marietta, GA 30062  
File Number: COB-131000629S

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

This indenture made this 18th day of November, 2013, between

**Curtis Volin**

as party or parties of the first part, hereinafter called Grantor, and

**Curtis Volin and Emily Volin**

**as Joint Tenants with Rights of Survivorship and not as Tenants in Common**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 815 of the 16th District, 2nd Section, Cobb County, Georgia, as bounded and described on the plat made by Tom Ginn, Surveyor for Kristen L. Spangler, recorded in Plat Book 136, Page 35, Cobb County records and being more particularly described as follows:

BEGINNING at the intersection of the centerline of McGarity Branch with the centerline of Sewell Mill Creek, also known as Sope Creek; thence southwesterly and westerly along the centerline of McGarity Branch and following the meandering thereof, 350.23 feet, more or less, to a point at the centerline of McGarity Branch and due south of an iron pin; thence 16.77 feet, more or less, due north to said pin and continuing due north 239.83 feet to an iron pin; thence easterly (North 87 degrees 19 minutes 24 seconds East) 229.55 feet along a line parallel to and 50 feet south of the southeasterly line of an 8.1 acre tract, as recorded in Deed Book 2615, Page 311, Cobb County records, to an iron pin and continuing easterly 29.75 feet, more or less, along the centerline of Sewell Mill Creek; thence south and southeasterly 187.50 feet, more or less, along the centerline of Sewell Mill Creek and following the meandering thereof, to the point of beginning at the confluence of McGarity Branch and Sewell Mill Creek; said property consisting of 1.410 acres.

TOGETHER WITH all right, title and interest in and to that certain Easement from Allen N. Page and Cecil E. Page to David F. Clark, dated February 6, 1978, recorded in Deed Book 1860, Page 647, Cobb County records.

The above-described property is conveyed subject to easement and restrictions of record, if any.

Parcel ID#: 16081500020

Subject to all easements and restrictions of record.

This conveyance is made subject to that certain security deed from Curtis Volin to Brand Mortgage Group, LLC, Secretary of Housing and Urban Development ISAOA/ATIMA, dated 11/18/13, in the original amount of \$240,000.00 of even date and recorded simultaneously herewith, Cobb County, Georgia records.

This conveyance is also made subject to that certain security deed from Curtis Volin to Brand Mortgage, dated 11/18/2013, in the original amount of \$44,970.00, of even date and recorded simultaneously herewith, Cobb County, Georgia records.

Subject to all easements and restrictions of record.

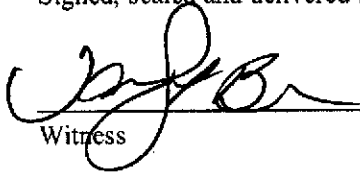
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

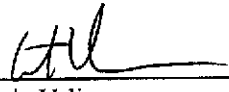
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said

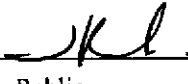
Grantee against the claims of all persons whomsoever.

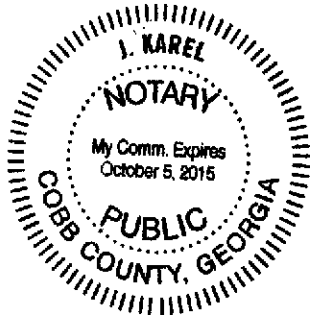
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

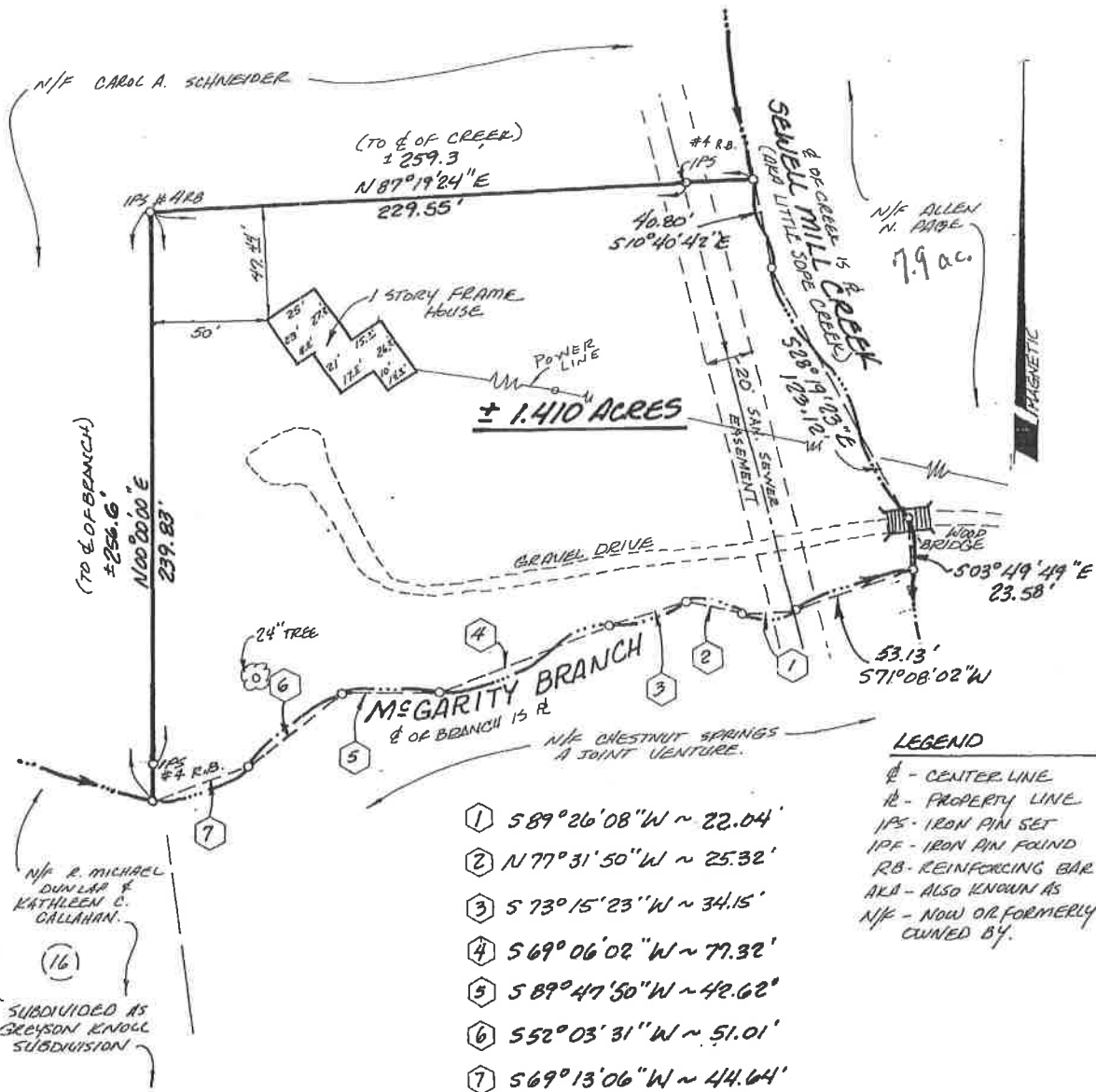
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Curtis Volin (Seal)

  
\_\_\_\_\_  
Notary Public





THE DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF BETTER THAN 1:10,000, AN ANGULAR ERROR OF 08 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:50,000. EQUIPMENT USED ON THIS PROJECT WAS A TOPCON GUPPY GTS-1.

11:35 A.M.  
 filed in office 9-27-91  
 Plat Book 136 - Page 35  
 Jay C. Stephenson, Clerk  
 B.V.B

1763 HOLLY SPRINGS ROAD  
 MARIETTA GA. 30062



SOUTHERN SURVEYING & MAPPING CO., INC.  
 4076 EBENEZER ROAD, N.E.  
 MARIETTA, GEORGIA 30066  
 PHONE 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP"  
 COMMUNITY NUMBER 130052  
 PAGE 0050 B, DATED 12-4-85  
 SHOWS THIS PROPERTY TO BE  
 IN AN AREA HAVING SPECIAL FLOOD  
 HAZARDS.

REFERENCE PLAT:  
 BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ALL MATTERS OF TITLE ARE  
 EXCEPTED.

SURVEY FOR

KRISTEN L. SPANGLER

SUBD. ~

LOT- ~ BLOCK- ~ UNIT- ~  
 LAND LOT- 815  
 DISTRICT- 16th SECTION- 2ND  
 COUNTY- COBB STATE- GA.  
 DATE- SEPT. 23, 1991 SCALE 1" = 50'  
 REVISED- B-165-91



At Marietta Ga Oct 15th 1938  
in consideration of 5000 Fifty

Dollars I have rented  
to Cline Nix one 3 Room House and  
out. Buildings and fire, Wood and  
about 3/4 acres of Land Moore or less  
commencing Oct 15th in 1938 and  
ending Oct 15th 1939 and I agree  
that. After this contract is fulfilled  
to sell Cline Nix 3/4 acres of land  
Moore, or less which is now under  
consideration for 5000 five hundred  
Dollars With all improvements there  
on, if Cline Nix can and does make  
me a down Payment of 77.00

Seventy Seven Dollars on Oct 15th  
1939 Should Cline <sup>Nix</sup> fail to comply with  
agreement then it becomes null and  
void, 4 of none & at H.B. Castiel