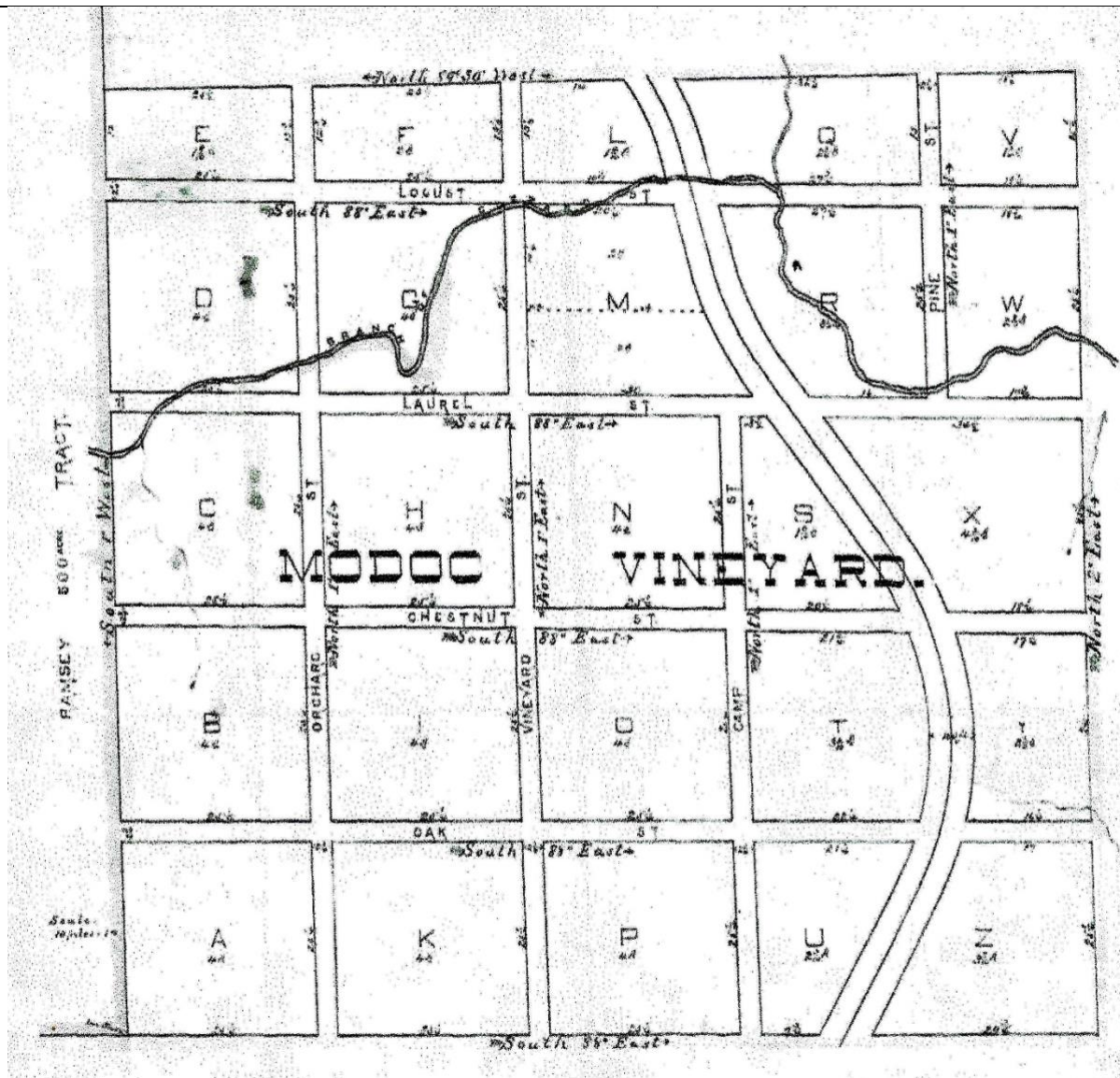
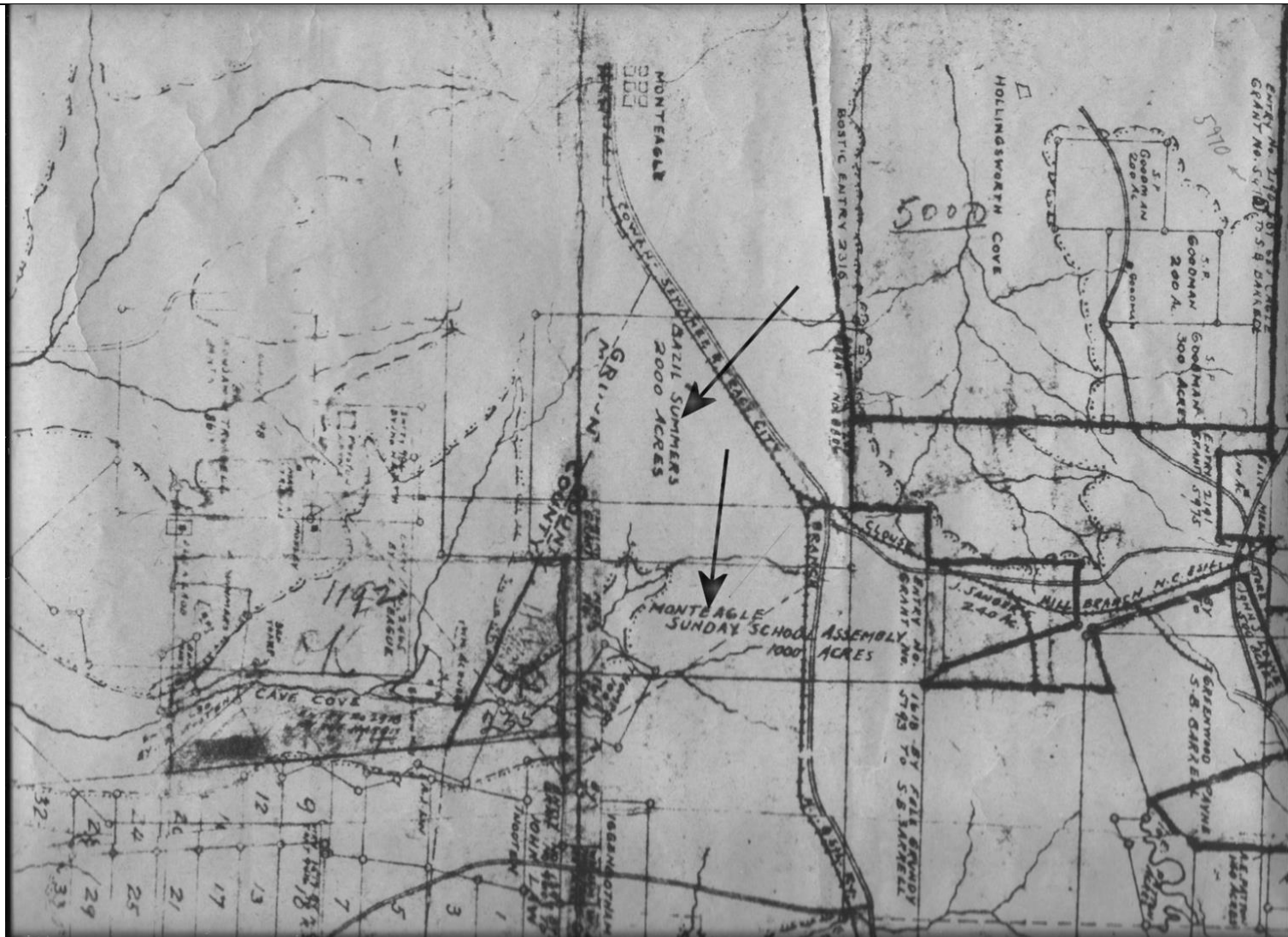


(Map 1) Arrows point to Modoc Vineyard Reserve and Modoc City of Tracy City, TN. (Courtesy of Marion Co. Deeds)



(Map 3) Nathurst's Modoc Vineyard (Courtesy of Heritage Center)

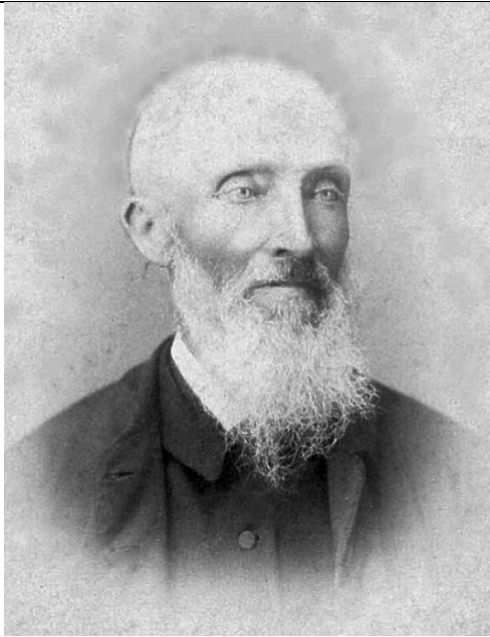


(Map 4) Portion of E. E. Richardson Land-- Map with Arrows Pointing to Monteagle Sunday School Assembly 1,000 Acre Tract Against Basil Summers 2,000 Acre Tract (Top Arrow Summers—Bottom Arrow MSSA) (Courtesy of John Kunz)

Story and Maps' Arrangements by Jackie Layne Partin (2022)

When I pick up an old document or photo, I am a lot like my friend Willene Campbell in that both of us want to know who, what, when, where, and why about all items, holding dear those concerning Grundy County. The zoomed in sections from **Map 1** and **2** (parts of the whole maps) above have been in a basket in my closet for a good while, and it's time to see if they are worth keeping, maybe for a future project. Actually, there is more history in these four sections of maps than one could accurately and attentively record in a year. Let's name a few points of interest showing on **Map 1**: the N. C. & St. L. RY tracks from Monteagle to Tracy City, the headwaters of the Big Fiery Gizzard, Battle Creek Road and its bridge crossing the Gizzard, the Modoc Vineyard Reserve, Modoc City, the Tennessee Electric Power Co. Transmission Lines, the Old Grade N. C. & St. L. RY—for old Ramsey Mines' use— (aka Orchard Dr. and Campbell Dr.), Elliott Farm, Herman Schultz's Orchard, the old Grundy County Fairgrounds, the Hines Hole, plus many privately owned real estate sections.

For this article, I want to know about the Modoc Vineyard Reserve marked in the first three maps and included in **Map 4**, but not marked. Along the way, I intend to chase several rabbits around and into that vineyard. The Modocs were an American Indian group whose ancestral nation had its beginning along the California/Oregon border. Read the tribe's history [here](#). Interestingly, I have yet to find any mention of the Modoc Indians being in Grundy County, so my quandary is why does the name "Modoc" show up in connection with these maps all in Grundy County or in part Marion County before the change of the county lines? Just because I want to venture a guess, I will casually for the present implicate the Tennessee Immigration **Society**, not to be confused with the Tennessee Immigration **Commission**, John Francis of Moffat/Monteagle, A. S. Colyar of Tracy City and Nashville, and John Moffat of Moffat/Monteagle, all well-traveled men, as to having something to do with the Modoc Vineyard and Modoc City names ending up here in our area of Tracy City— just a guess! Since my friend, Willene Campbell, as a child lived in a small community named **Modoc**, Indiana, then it appears the name "Modoc" is not that uncommon.



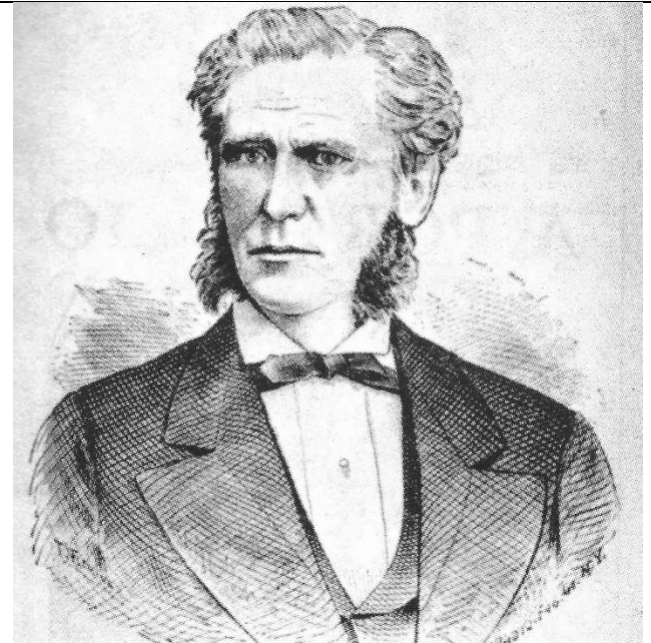
John Francis

(1812-1888)



Arthur St. Clair Colyar

(1818-1907)



John Moffat

(1828-1886)

"In 1880, according to the U.S. Department of Agriculture, there were 1,128 Tennessee acres planted in grapes producing 64,767 gallons of wine with a value of \$90,000. Tennessee's thriving turn-of-the-century wine industry ended with the addition of the Eighteenth Amendment to the U.S. Constitution in 1919." (Excerpt from article written by H. Bruce Throckmorton). The Swiss Colony in Gruetli, Grundy County, Tennessee was surely accountable for some of those acres, possibly bringing some of their plants with them from Switzerland as early as **1869**. I've been told that the Swiss variety grown originally in Grundy County probably could not be cultivated by cuttings, but needed the process called "layering." We've all done that at least once in our life with grapevines or other plants forcing a vine branch onto the ground and covering it with soil and weight to enable it to take root and start a new plant. Here could be the growing-of-grapes connection to John Moffat since he and

Peter Staub were good friends, both connected in Tennessee's Immigration efforts. Mr. Staub had the Swiss Colony up and operating, and Mr. Moffat wanted to clone a Scottish Colony of his own heritage in Pigeon lands and north into Tracy City.

At the end of the Civil War there was a great need for skilled immigrants and much land on Cumberland Mountain to sell them. Patterson B. West, a rich land speculator and Charles Foster of the Foster Falls Fosters, advertised in the *Republican Banner* in **1860**, 60,000 acres of indubitable titles to coal and timber land for sale with two 5,000-acre tracts already divided into lots. Some of that subdividing can be seen in **Map 4**. The land was within 1 ½ miles of the railroad. 33,000 acres were still available in **1883**. As early as **Nov. 19, 1855**, Patterson B. West sold eighty acres of Marion County land to Osborn Thompson for a dollar an acre. *Ausborne (1820-1862)* is one of the "ten Thompsons in a row," (a phrase from the book *John Gamp*), in Summerfield Cemetery. He and his large family lived at Bridal Veil Falls on Thompsons Knob. Mr. Foster was like a caretaker of much of the mountain land in Marion County: Pigeon, Pryor Ridge, Foster Falls and actually much land that we now call Grundy County but was once Marion County. Foster sold land from West's **1849** land grant leaving West free to make other deals. Foster often received land acreage for his work and oversight. When P. B. West died, he left a mess, a big one; 35, 000 acres of land claimed by too many people, and there was a "cloud on the title on account of a claim of C. E. Foster, of Grundy, and it is desired also to have this removed." (Source *Chattanooga Daily Times*, **Jan. 30, 1883**).

As in the beginning of most stories on our plateau, we must remember the Mountain District Land Grants. Some who look at **Map 1 and 2** may recognize the area wherein many years ago that a vineyard with a strange name, Modoc, was planted. Three men, surnames Mitchell, Anderson and Cunningham had a 3,000-acre survey in this area of the Mountain District, but they were not responsible for the vineyard. After the debacle of land grabs, overlays, fraud and hopefully some honest land acquisitions, the Tennessee Coal and Railroad Company bought into the area, 500 acres of which was owned by James Brown and William Ramsey as seen stated on the left side of **Map 2**. On **January 1, 1879**, a deed to E. O. Nathurst from the Tennessee Coal and Railroad Company expressly imposed that any land sold had surface rights **only**. In **1879** that area was known as Thompson's Coal Bank, but later it was called East Ramsey mines; maybe William Ramsey was the namesake of the mines. According to Joe Ramsey of Monteagle, these mines were not in any way connected to what we know today (**2022**) as the now inactive George Ramsey mines in the Coalmont area. **Map 3** heads up with "**RAMSEY 500 ACRE TRACT.**" That is misleading for that particular map, but it simply means that Modoc Vineyard

shared a boundary with William Ramsey's 500-acre tract. The Modoc Vineyard was a one-hundred-acre parcel of the old Thompson's Coal Bank/Ramsey mines land. The land obviously was mined heavily, but as always, the coal companies moved as the coal played out and larger veins were found further down the road or labor disputes ended all hopes. Just where were the Modoc Vineyard and Ramsey mines?

The road that was formerly known as Apple Orchard Rd. is today (**2022**) called Orchard Drive. Originally, as seen on **Map 2**, it was the branch railroad tracks for movement of the East Ramsey mines' coal to the main railroad going to and from Tracy City. Of course, the branch rails did not stop at the wagon road of the day that ran east to west, (now Hwy. 41/56) but went right on south (now Campbell Dr.) to the main tracks between Tracy City and Monteagle. Today the Angle Manufacturing Co., formerly a pallet production business started in **1970**, stands in the approximate area of the tipple allowing the main, larger, coal cars to be laden with Ramsey coal headed for Cowan and off to Nashville or Chattanooga. As early as **February 1888**, people were excited about the mines nearing completion at the northern terminus of the railroad junction when they read that "*The Ramsey mines at Tracy City are to be opened at last by the Nashville and Chattanooga Railroad.*" (Excerpt from *Chattanooga Times*, **02 Apr. 1893**). The West Ramsey mines due west of the East Ramsey mines would be operated by the Gibson Brothers. According to John Kunz, when he was a young man, he walked north on the branch roadbed where the coal tracks were switched to the right to pick up the West Ramsey mine's coal and bring it out to the Clouse Hill tracks to soon make its journey to the main rail, the N. C. and St. L. Ry., to Cowan. When the whole map is studied, it was a matter of distance that caused the West Ramsey coal to be sent to the Clouse Hill branch roadbed and not back south to the East Ramsey branch. It is also possible that some of the West Ramsey mine's coal connected with the Coalmont branch when built later and went straight to Tracy City's main line.

If one could see the whole **Map 2**, the name Irvine Bouldin is shown as owning a small acreage at or near the East Ramsey mines. Interestingly, his heirs still own his little acreage in **2022**. He leased a few acres around his home to farm and raise a few animals, and later, he moved to the head of Slaughter Pen Hollow on Hootersville/Hoot Hill closer to Tracy City. Even though all the land involved in this story was sold and resold, Mr. Bouldin's was one of only a handful that held onto what they had, becoming "exceptions" on several deeds.



**Wife and children of William Irvin Forrest
Bouldin**

**Back L to R: Vera Bouldin (never married);
Cora (Bouldin) Winton; Jerome McKingley
Bouldin;**

Center: Callie (Holt) Bouldin

**Fron L to R: Willie Kate (Bouldin) King and
Nina (Bouldin) Harris**

**{photo ca. 1910 – courtesy of Sue (Bouldin)
Parrott}**

*“Dinner at **Camp McRoberts** – Tracy City, **Feb., 1888** – The officials of Camp McRoberts invited a party from Tracy to dine with them on Thursday, the 2d. A special train left here at 12 m., with the following invited guests: Mr. and Mrs. W. J. Thomas, Mr. and Mr. N. N. Polk, Mr. and Mrs. Geo. Colyar, and Misses Mollie Nolan, and Dr. J. Levick Foster, piloted by Mr. Ralph Trabue, the Civil Engineer of the Company. On arriving at the junction, a conveyance was in waiting, and we were speedily driven to the camp, a mile and a half distant, where we were received in a most hospitable manner by Messrs. Creighton, Kenneday and Green. Dinner was immediately announced, and to our surprise it was not at all our idea of a camp dinner, but for elegance and variety could not be surpassed. The gentlemen did the honors of the table with ease and dignity. The situation was novel and pleasant in the extreme. After dinner the party were conducted to the works of the **Ramsey Mines**, which is the terminus of the road, which is now near completion.*

The work has progressed rapidly considering the disagreeable weather with which the contractors have had to contend. The party returned to Tracy at 3 p. m. with most pleasant impressions of camp life. The shipments of coal and coke for the past week excelled any previous shipments in the history of the mines." (Quoted from *The Daily American* **February 4, 1888**.) Even a Methodist Sunday School group of fifty interested souls enjoyed a wonderful July picnic trip to the mines in **1889**. **Map 3** shows one road in Modoc Vineyard was named Camp Rd., Camp McRoberts perhaps!

In April 2, **1893**, *The Chattanooga Daily Times* stated that the "*Ramsey Mines at Tracy City are to be opened at last by the Nashville and Chattanooga Railroad.*" Trouble was brewing when the United Mine Workers Union of America came in after the convict labor system was removed; strikes were suddenly part of several mine systems in the area. In **1897** there were some rumors that the mines would reopen. In **1898** the Ramsey mines were shut down as all other mines in Tracy City, but there had been whispers of using convict labor in Ramsey mines. Thankfully, they had learned lessons from the convict labor usage at Tracy City; what a disaster that system was! Read that story [here](#).

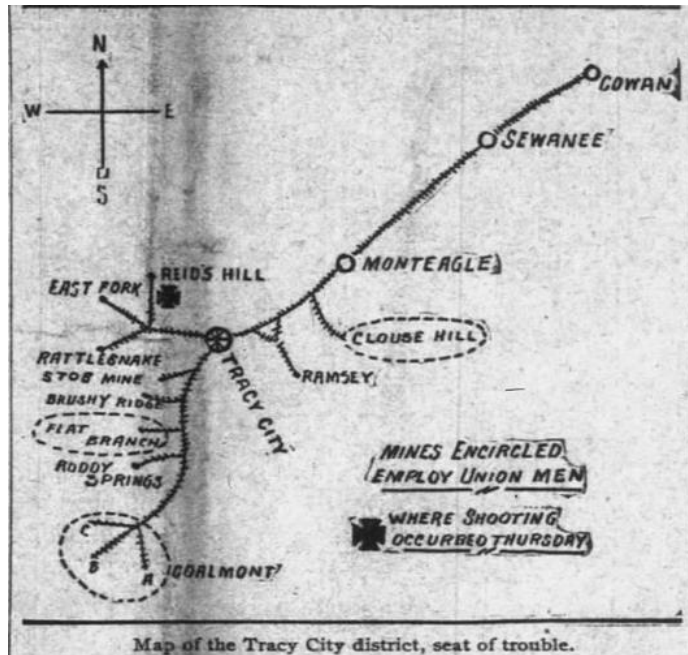
On **April 23, 1903** we read from Mrs. Grundy, "*Mr. Hunter McDonald will begin work this week on a short extension of the railroad at the Ramsey mines.*" In August **1905**, Mr. E. L. Hampton was the General Manager of the Consolidated Coal Company which at that time operated the Roddy Springs, Brushy Ridge, Staub, Sanders, Rattlesnake and **Ramsey mines** according to the *Nashville Banner*. **Dec. 12, 1905**, also in the *Nashville Banner*, we find that "*The West Ramsey mines were opened up yesterday by the Tennessee Consolidated Company upon the open-shop plan. About twenty-five men went to work and other men will be put on as rapidly as room can be made for them. Some few of the union miners have recently gone to work for this company, and there is no trouble about getting men here from other points as fast as they are needed, and good jobs are always awaiting them. When Ramsey is fully opened up all of the Tennessee Coal, Iron & Railroad Company's property, which was leased to the Tennessee Consolidated Company, will be in operation except the coke ovens, and they are to be put into operation in the near future. With Coalmont, Roddy Springs and Tracy City mines all in full blast, more coal will be shipped off the mountain than ever before.*"



**William and Margaret (Melvin) Reid Family of Reid Hill Mines, Tracy City, TN
Children L to R: Isabell, Elizabeth "Libbie", Agnes and James Napier Reid (ca. 1858 in Rhode Island)**

The upcoming map came from an old newspaper and did not well represent the coal mines directionally but will visually help the reader to see where they were in procession through Tracy City. Do not trust the directional symbol in the top left corner. The **Ramsey** mines were operating before the **Clouse Hill** mines opened. Once the eye reaches Tracy City on the map, it is slightly confusing. The Reid family, pictured above came to Tracy City in the early **1860s**, and bought 112 acres of land. The Reids lived on the land, but of course the coal company maintained the mineral rights of all the land while selling it with surface rights only, thus the destruction of that whole area. The house did remain standing for many years. The mining on **Reid Hill** extended up and over toward Gregg Cemetery to the southeast, and down to Roy Stiefel's hill to the northeast. **East Fork** and **Rattlesnake** mines were formerly at what is today known as the Grundy Lakes area.

The *Daily American*, Mar. 3, 1885, states that “Some of the other convicts that worked in the mines were wet, too, but those that worked in the **Rattlesnake mine** (photo below) had their clothes more wet than the other men.” Other mines mentioned were on the road leaving Tracy City for Coal Dale/Coalmont—Staub (not Stob), Brushy Ridge, Flat Branch, Roddy Springs.



The *Chattanooga Daily News*, Aug. 30, 1905, states that the “Nunley Ridge Coal Company was organized in 1903, with E. L. Hampton as president and R. B. Roberts vice-president and superintendent of the works. This company operated at Sartain Springs, Roddy Springs, Brushy Ridge and **Staub Mines**, all in the vicinity of Tracy City.” The *Chattanooga News*, Mar. 22, 1905 states that “A strike is on at **Brushy Ridge mines**, owned and operated by the Nunley Ridge Company of Tracy City. About sixty miners are said to be involved.” On Feb. 1, 1906, *Sequatchie Valley News* states that “The miners at **Flat Branch mines** four miles east of here, went out on strike last week...” *Chattanooga Daily Times*, Aug. 29, 1905, states that “Tonight forces of sheriff’s deputies heavily armed have gone to the **Roddy Springs mines**, and it is understood that certain names are in possession of the authorities and that arrests will follow if the men wanted are located.” Sartain Springs in this instance is between Sanders Crossing and Clouse Hill

where Charlie Myers' home stood. Staub mines, misspelled on the map, appears from the map to be the area of Malcolm Baker's Store and the hills around it.

Let's go back to **Map 3** and the interest in the **Modoc Vineyard**, a one-hundred-acre parcel of land owned by E. O. Nathurst, a wealthy executive of the Tracy City Division for the Tennessee Coal and R. R. Co. On **Aug. 27, 1871**, the *Republican Banner* acknowledged the receipt of the **Ives seedling grapes** sent to them by Mr. E. O. Nathurst of Tracy City. They published that the bunches "*were large and grapes were juicy and delicious.*" "*We are under obligation to E. O. Nathurst...for samples of his pure wines, made from grapes raised in his vineyard,*" wrote the *Republican Banner* in **June 1873**. In **1874** he was on the Board of Directors of the coal and railroad as bookkeeper. He was well-respected taking part in church, schools, home building, banking, railroading, farming, lodges, prohibition work, Tracy City major, and so many other works in the community. Bountiful energies were extended to all, rich or poor. Elinor Oswald Nathurst had no idea how his real estate deal for the Modoc Vineyard parcel was going to affect land sales for many years to come. He planted himself a vineyard, a beautiful piece of the earth. Actually, the Indian name "Modoc" almost needs the word "Vineyard" to follow it, coming from the west coast of the U. S. A., especially where grapevines are concerned. The grapes flourished not too far from the little coal town of Tracy City where Nathurst owned one of the most beautiful houses in town. He loved architecture, and he made his house the talk of the town. The Nathurst house stood where the American Legion building and grounds are today (**2022**) later being owned and operated by Dr. George Douglas Hayes as a sanitarium/hospital, and even later by the Ernest Cheek family as a home. The gardens around the dwelling were magnificent, but his trips down the railroad and over to the Ramsey mines area to his vineyard property made him just as happy. There was a cellar under the Nathurst house where E. O. stored his wine; "*...my cellar was cool and no second fermentation took place as far as I knew.*" These are Mr. Nathurst own words from *The American*,, **Aug. 16, 1878** – Tracy City, Grundy County – **Aug. 14, 1878**. After reading his lengthy news article on making wine in Tennessee as early as **1878** and realizing he was highly qualified in the art of wine making, I decided that the Modoc Vineyard was truly one of his favorite projects in Tracy City. According to a **1935** Nathurst heirs' deed, on **Jan. 1, 1879**, Mr. E. O. had bought land from the Tennessee Coal and R. R. Company with surface rights only.



E. O. Nathurst Home in Tracy City



E. O. Nathurst at Retirement

At this point, I want to wander off into **Map I** which as a whole contained a massive acreage of land including the farm land where I live today. *“Excerpts from a 1874 Bureau of Agriculture Report on Tennessee, Grundy County, County Seat—Tracy City...In this county here are now 100, 000 acres that can be bought at from fifty cents to one dollar per acre. Late practical and scientific tests have shown, as is now claimed, that these lands are indeed of considerable value, since they are found to be productive, and they are made accessible by railroad. A highly cultivated and eminently practical Scotchman five years ago settled on lands immediately on the line of railroad, and near the county line between Marion and Grundy, and by a series of actual experiments with fertilizers, has demonstrated that lands which he bought at from sixty cents to one dollar per acre, can be made, with a trifling cost,*

to produce excellent corn, clover and oats. He claims that this land, for farming purposes, is equal to the valley land; but in this, while we cannot agree with him, we are glad to know that intelligence and scientific cultivation will make them productive and profitable...Mr. E. O. Nathurst, an enterprising and intelligent Swede, now connected with the Tennessee Coal and Railroad Company, residing at Tracy City, by a little extra work from arduous duties as a book keeper, made six years ago a vineyard of less than one acre, which in grapes and wine yielded him one year between \$700 and \$800..."

From the former excerpt, we learn that John Moffatt was already on the plateau in **1869**, and E. O. Nathurst was in Tracy City even earlier in **1868** planting grapevines. The *Scotchman* spoken of in the report above was John Moffat. Much could be said about this venture, but for another story. **Map 1** allows me to accept that the Modoc Vineyard Reserve was just that "a reserve" for planting a vineyard, and we know that the plans for that piece of land were envisioned by Mr. Nathurst. The partial map is an extensive survey and division of lots done by George D. Gilbert for the Tennessee Immigration **Society's** planned Colony/for John Francis—head of the Society and for A. S. Colyar, for John Moffat, and others who fit into the moneyed families. The Society was formed soon after the Civil War. The formation and purpose of that society may well give us an accurate date for **Map I** which is only a small portion of the whole map. All counties were encouraged to start colonies of skilled immigrants, but Moffat did not have the money to pull off a colony on his own. He was notorious for mismanagement of his real estate deals, often never owning what he sold, nor paying for what he bought. We must remember that there was an abundance of mountain land to be used in making money. To be honest, Samuel Barrell and his cohorts had these lands on this plateau in a terrible mess; no one knew who really owned much of the land on these maps.

The name Modoc had been here possibly before the **1870s** at which time John Moffat latched onto the Society's drive for the formation of colonies. He had the bright idea of settling a Scottish colony from the end of Pigeon Springs in Marion County extending north along what was known as Battle Creek Road, all the way through the later Ramsey mines area. In **Map 1**, the section I chose to display was just a small section of Moffat's dream colony. He "had a dream" to parallel Peter Staub's "Swiss Colony" in Gruetli. Like many of his dreams, this too did not materialize. I have written much about John Moffat. He died on **Dec. 25, 1886** and was first buried in his yard in Monteagle, and later removed to the Monteagle Cemetery when the town finally acquired land for it. He did not get to see the future efforts put forth for his colony. And

to be honest, the colony never made it off the ground, but when one looks at the maps, it was obviously a big, big deal in the **1870s** and later became a much bigger debacle of real estate ownerships.

As early as **1890**, Mr. Nathurst was selling Modoc lots from his own subdivision which he had surveyed into Lots A, B, C...on down thru Z. as seen in **Map 3**. Because it was reported that a few of the grape vines remained for many years, the lots must have been sold with an abundance of grape vines. On **April 4, 1890**, he sold a lot that he had bought from C. I. Stone and others to Mrs. Lowe. There must have been some question about her ownership, so Nathurst wrote a short entitlement deed for her that was registered on **November 29, 1893**. Mrs. Lowe was still living there. On **November 9, 1895**, he sold two acres to A. C. Ray which was the southern half of Lot "M" on Laurel St. as seen on the map. This might lead us to believe that most of the Modoc Vineyard land was subdivided into four-acre lots. Names of the streets running southwestwardly on the old vineyard were Oak, Chestnut, Laurel and Locust. Streets running perpendicular were Orchard, Vineyard, Camp and on the other side of the old grade railway was Pine St. Yes, the East Ramsey Railway ran through the old vineyard. It is equivalent to the old question, "Which came first, the chicken or the egg?" "Which came first the railroad tracks or Modoc Vineyard? I am convinced that Mr. Nathurst had a productive vineyard when the Ramsey tracks were laid across his land. He did not plant a 100-acre vineyard, but started with one acre which was quite productive. I don't think that his intentions were to grow one-hundred-acres of grapevines.

On **October 27, 1899**, E. Street and heirs bought 1 ½ acres from Nathurst. The deed was registered on **May 2, 1901**. Again, on **March 17, 1904**, Meta (Goosman) Nathurst sold 10 acres to E. W. Hamby. When E. O. Nathurst died on **Oct. 16, 1903**, his wife Meta, being the executrix of her husband's will, managed the last sale of land on the old vineyard parcel. Already we have four deeds stating that the land bought was a portion or parcel of the **Modoc Vineyard**. **Map 3** shows the meticulous work entailed in surveying the Modoc Vineyard Reserve, dividing it into perfectly lettered lots with streets named. All the deeds, mentioned as sales above, have the Modoc Vineyard 100-acre section stated in them. On **Oct. 2, 1935**, Meta and her heirs sold the vineyard to W. E. Elliott excepting the four sales: A. C. Ray (**1895**); E. Street (**1901**); William Ellis (**1902**); E. W. Hamby (**1904**) – there was no exception for Mrs. Lowe's lot (**1890**), so maybe that piece of land was not on Modoc Vineyard. Grundy County did have a Mrs. Faithie Lowe (**ca. 1831 -1913**) in Tracy City; her obituary states that she had spent most of her life on the Cumberland Mtn. Two of her sons, John and James also lived in Tracy City.

In the **1930s** the Tennessee Land Company (TLC), an Alabama corporation, hit Tracy City and adjacent areas like a tornado. It is difficult to read a deed without the afore mentioned corporation being involved. Staying with our Modoc area, since I am not learned in real estate, I am just going to write, that (TLC) owned or bought, sold, mortgaged and reprocessed land all around the area about which I am now writing. Looking at **Map 2**, on the bottom left of the portion shown, the reader will see the letters, “...cobs, **1, 240.2 ac.**; the name of the owner is E. P. **Jacobs**, a (TLC) mortgagee. On **May 3, 1941**, (TLC) conveyed that acreage to Mr. Jacobs. The land lays between Hwy 41/56 and the old N. C. & St. L. R. R. that today (2022) is called the Mountain Goat Trail.

In **1934** (TLC) conveyed 5.0 ac. by a Quit Claim deed to Herman Schulze. One piece of land on Orchard Rd. that was **not** bought from (TLC) was the Modoc Vineyard. On **Oct. 2, 1935**, the Nathurst heirs made the decision to sell the remainder of the old Modoc Vineyard to William Estill Elliott. Knowing that Mr. Elliott farmed in a big way for many years, this addition to his farm gave him more room to expand his domestic and fruit crops while also managing to save some of the grapevines from the old vineyard. In **1936** John Jacob Baggenstoss and G. C. Jones bought 37.4 acres of land from the (TLC), and Mr. Emmett Cunningham bought land, total acreage being 75.3 acres – combining three sections from the (TLC) in **1937**. On **Map 2**, interesting to me was the small piece of Modoc Vineyard east of the railroad bed that actually belonged to Emmett Cunningham but went with the Elliot transaction. In **1937** Mr. Elmer Kilgore, a tenacious land owner, bought 5.3 acres from (TLC). In **1937** the Tennessee Consolidated Coal Company conveyed a Quit Claim deed to Herman Schulze on his 5.0 home place land; I suppose that this was the deed that Stanlee Hampton, son of E. L. Hampton, conveyed giving up even the mineral rights on that parcel of land. On **Oct. 19, 1961**, Herman Schulze and his wife conveyed 1.5 acres to Malcom and Reba Simmons, who later sold to Mary Diane Vance (*Glover*). In **1962** William E. Elliott and wife Lena conveyed by Warranty Deed to Herman Schulze and wife Maurine **8.22** acres of land as can be seen in a Trust Deed, Book 17 – Pg. 197 in the Grundy Co., TN, Register’s Office. It was upon this parcel of land where the Elliott family had planted 400 magnificent apple trees hanging full of perfectly delicious apples. Mr. Elliott was an industrious farmer with magnificent fields of crops.

I wonder if E. O. Nathurst planted the first apple trees right along beside his grapevines; please remember that one of the roads in his Modoc Vineyard (**Map 3**) was called "**Orchard Rd.**" For most of us living today, we think of the apple orchard as the Schulze orchard. The orchard was later bought by Paul Guyear; most of the trees met with an unfortunate accidental death. However, today (**2022**) there remain two of the original Elliott/Schulze apple trees. Mr. Guyear sold the orchard land to the Rickey Seals family who then conveyed the land to a descendant of William Irvin Forrest Bouldin, Jerome "Pete" Bouldin. The current caregiver of two trees and a few contorted grapevines with outstanding histories is mindful, every winter when the freezing temperatures or every summer that extreme drought might visit, that Messrs. Nathurst, Elliott and Schulze's left him history to watch over.

William E. Elliott

TRACY CITY, Tenn. — Services for William Estill Elliott, 85, of Tracy City, a retired farmer, will be at 1 p.m. today at First Baptist Church.

Burial will be in Methodist Church Cemetery, Hillsboro.

Elliott died Wednesday in Cumberland Heights Hospital, Coalmont, Tenn.

The body is at Cumberland Funeral Home.

Survivors include his wife, Mrs. Lena Elliott; four daughters, Mrs. Christine Holcomb, Hixson, Tenn., Mrs. Margaret Sempsrott, Champaign, Ill., Mrs. Mary Jo Chism, Memphis, and Mrs. Ben McCeney, Olney, Md., five grandchildren and three great-grandchildren.



Morris-Schulze.

The marriage of Miss Maurine Morris and Carl Herman Schulze was solemnized at 6 p. m., on Friday, March 11, at their new home on the Tracy City-Monteagle road. The Rev. A. C. Adamz, of Tracy City Christ Episcopal Church, officiated in the presence of a limited group of relatives.

Mrs. Schulze, teacher of vocational home economics in the Grundy County High School, is a graduate of the University of Tennessee at Knoxville.

Mr. Schulze, son of Mr. and Mrs. Oscar Schulze, of Tracy City, attended Grundy County High School. For several years he has been connected with the Cumberland Motor Company at Tracy City.

The bride wore a navy blue gown with accents of white and accessories to match.

The only attendants were Mr. and Mrs. C. B. Vickers of Tracy City.

In addition to the groom's parents and sister, Miss Bertha Schulze of Tracy City, the following out-of-town guests were present at the ceremony: Mrs. J. G. Clinard, of Cedar Hill, Tenn., former home of the bride, and Miss Lillian Morris, of General hospital, Nashville, sisters of the bride; Mrs. Tom Morris, of Knoxville, sister-in-law, Mr. and Mrs. John Tate, of Beersheba Springs; and Mrs. Leo Greeter, of Altamont, sisters of the groom.

Following the wedding, members of the bridal party were entertained at a delightful dinner at the Monteagle Hotel.

William Estill Elliott Obit in 1978

Carl Schultz and wife Maurine (Morris) Schultz in 1965 at their new home on Orchard Rd.

Morris-Schulze Marriage (photo courtesy of Sue (Bouldin) Parrott

What kind of connection did the coal and railroad companies have with the Tennessee Land Co.—possibly a subsidiary of the companies? Mineral rights followed all the land dealings of the (TLC). Imagine what happened in the areas written about so far after the coal played out, after the companies moved on, after the great coal boom in Tracy City fizzled. Has the reader ever wondered what happened to all the abandoned coal company land, all the old minefields and mines buried underneath the earth all around Modoc Vineyard for miles? On the road where I live, (TLC) owned everything at least as far out as the Aaron Higginbotham parcel and the old John Law land, (*sold to him by TCI & R. Co. in 1875*), where Allen Hargis built his new home some years back. Remember, that old Benjamin Wooten sold all his land except a few acres for his three children, to the coal company and thousands of acres more were bought; some of it was not mined. What in the world was the coal company going to do with all that surplus unsold and mined land? This is where the (TLC) took over and took care of the problem by selling, selling, selling. And in the **1930s and 1940s**, local folks had to deal with the Great Depression. It was a most difficult venture to buy Modoc Vineyard, Ramsey mines, and even Battle Creek Rd. land where I live.

On **Apr. 4, 1943**, Mr. Emmett Cunningham finally got his little piece of Modoc Vineyard by a warranty deed from W. E. Elliott and his wife. John *Jacob* Baggenstoss was one of the six sons of Johannes and Louise (Angst) Baggenstoss. He and his wife sold the northeast corner of his land to Marshall Meeks. It is my understanding that young John started the log house that those of us living now (**2022**) knew as the Herman Baggenstoss house. John conveyed his land to his brother Herman in **1953** and moved before finishing the house. Herman completed it and lived there the rest of his life. Herman sold land to Arnold W. and Marion D. Russell; descendants still own and live in the Marshall Meeks house.

We can't leave the Ramsey mines and Modoc Vineyard without mentioning Marion W. Sanders' (TLC) land purchase of 1,044.42 acres through a Quit Claim deed of **1934**, and the Dr. Charles Littell purchase from Marion W. Sanders in **1959**. Marion W. Sanders had five exceptions in his deed, the main one being the **1905** agreement with the TCI & R. R. Co. and Edward Lee Hampton concerning mineral rights, aka as "the right to dig coal in the Sewanee Seam if felt lucrative." The second exception is *William Irvine Forrest* Bouldin's half-acre of land at the end of the old railroad grade at East Ramsey mines according to the whole **Map 2** (not shown) here; Irvin is the father of Jerome McKinley Bouldin. Thirdly is the 13.55

acres of J. R. Sanders, probably John Russell Sanders of the Sanders Crossing/Plainview area. Fourthly, a four-acre tract for Ernest Sanders near J. R. Sanders, and the fifth exception was four acres for Dewey Meeks.

For interest to researchers of Grundy County and old Marion County lines, I want to mention a forgotten piece of land in Grundy and Marion Counties that may well fit into our Marion W. Sanders, Littell and northern Pigeon lands at least where the Grundy County line meets the Marion County line at Pigeon Springs Road. That is the 1,000 Acre Tract sold to the *Mont Eagle* Sunday School Assembly on **Nov. 17, 1883** by the Tennessee Coal and Railroad Company “*in consideration of one dollar...*”. As seen on **Map 4**, that land cornered in the northwest “*on the brink of Hollinsworth Cove in Grundy County...*” and basically surrounded by TC & RR Co. land. When I first saw this map, I had my suspicions as to why that particular tract was so graciously set aside for the MSSA, and from another deed, I found support for my thoughts – namely, Monteagle Falls and Bridal Veil Falls. What wonderful assets for the new Chautaugua and the patrons thereof. On **Dec. 3, 1915**, the MSSA sold its one-thousand acres to the Tennessee based Tennessee Property Company, not to be confused with the Tennessee Land Company based in Alabama.

Of course, all things are connected in the same style that my sister had with me when children, “*I’ll rub your back if you will rub mine.*” Previously, that same year the right of way for the huge “Tennessee Valley Light & Power Co.” was sold by the MSSA for \$400. Of course, over the thirty-two years of ownership, the land made money for the MSSA in the manner stated in the deed, “*The Tennessee Property Company has surrendered to the Monteagle Sunday School Assembly, bonds of the said Monteagle Sunday School Assembly of the face value of Ten Thousand (\$10,000) Dollars, together with the coupons and accumulated unpaid interest on same from the date of the issuance unto the present time.*” The only three exceptions in the two deeds up through **1915** were the railroad company’s exception of right of way easement, the Transmission Line easements and “*with the further exception that the Monteagle Sunday School Assembly reserves to itself, its assigns and to the public generally, an easement over and along the road leading to Monteagle Falls and Bridal Veil Falls.*” It is also possible that “*on the brink of Hollinsworth Cove in Grundy County...*” may have included Deer Lick Falls; if so what wonderful areas to have been able to access!

So, there it is! I dedicate the former paragraph to my deceased friend, Homer Kunz, who never really knew what the 1,000 acres of MSSA land was all about.



Mont Eagle Falls at Mont Eagle, Tenn. (Postcard)
(These two falls were important for the MSSA's nature programs.)



Bridal Veil Falls Postcard (postcards courtesy of Marlene Thomas Rockwell)

According to **Map 2**, (*the whole map*), Marion Sanders' land was almost completely sold to Dr. Littell with the same exceptions by (TLC), plus a few more. I will name a few of the land holdings involved in this deed so the reader will realize the areas involved in this enormous sale off. W. M Levan, John Church, Howard Rust, Elijah Burnett, Clara Myers, P. Sanders, Malcolm Baker, Emmett Cunningham (3 parcels), Ernest Sanders, Dewey Meeks, W. E. Elliott, and others I am sure to have missed. Exceptions on the Littell deed are the Irvin Bouldin, J. R. Russell, Ernest Sanders, Dewey Meeks, Paul Gibbs, Charles Adams, Marshall Levan, Charles and Dorothy Schaerer, and Ray Church's 100-acre parcel, and a six-acre conveyance to the Grundy County School Board. The Littell purchase took in much of the land between the old Clouse Hill railroad grade, now Summerfield Road, and the Ramsey Mine old railroad grade, now Orchard Rd. and much more. My husband and I were the first people to live on the back side of the first lake. Wallace Sanders cut the electric right of way to the land we bought, and Dr. Littell allowed us to run a water line under the lake to the dam to connect to his source.



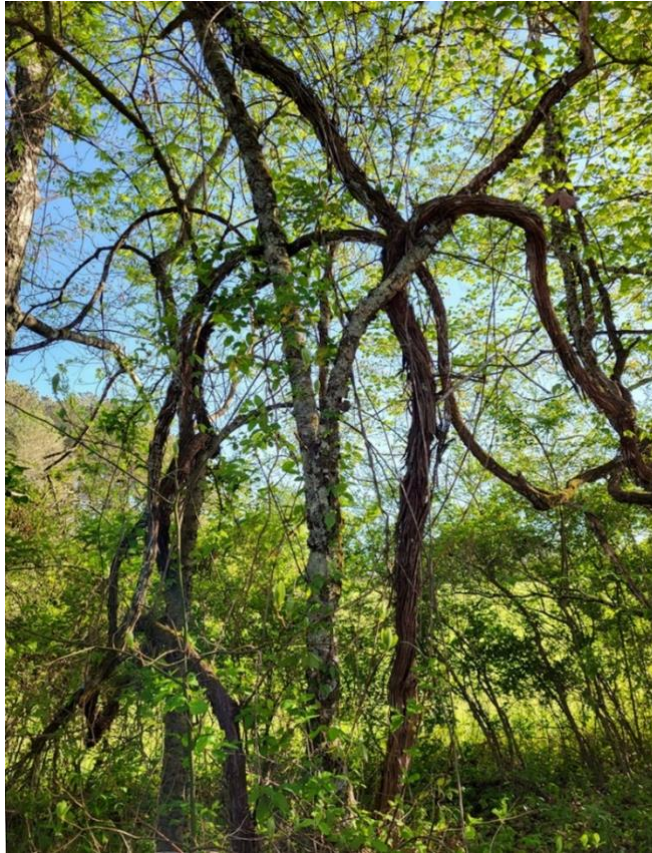
Dr. Charles A. Littell

Lovingly known to all as "Dr. Charles"

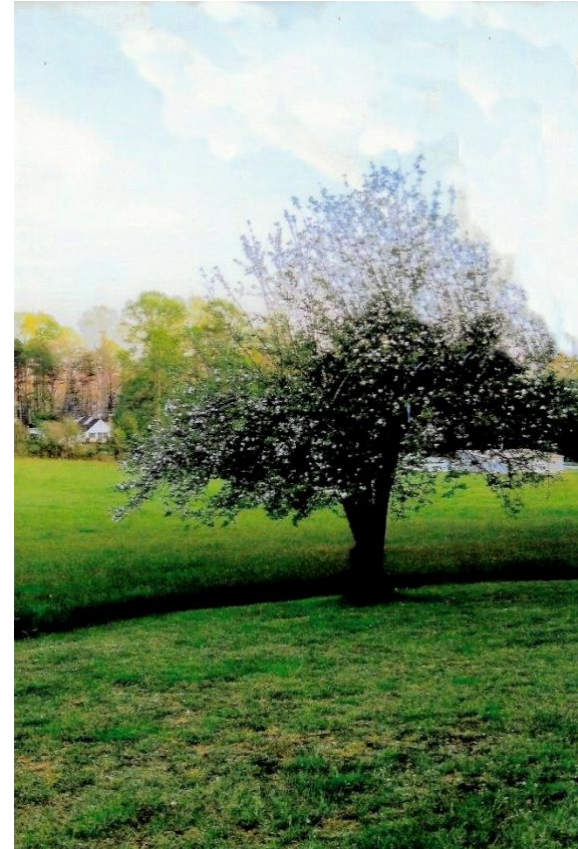
of Littell Lake

(1926-1988)

Life and time have worked hard throughout the years to wipe all history of the Modoc Vineyard from our minds, but on this twenty-seventh day of April in the year of our Lord two thousand and twenty-two, historians will adhere to this area of Grundy County's past through this story – may the Modoc Vineyard's gg-grandson-vines continue to feed the birds and always be of interest to researchers, and may the apple tree continue to bloom and make sweet apples for its owners.



Believed to be a remaining Modoc Grapevine (courtesy of Diane Vance Glover)



Remaining Modoc Apple Tree (courtesy of Sue Bouldin Parrott)