

**Partial Chain of Title**  
**Farm Mills (aka Love Farm, Amonette Farm)**

777 Kings Road, Madison Heights, Virginia 24572  
VDHR # 005-0101 Tax Map # 155-A-65 62.47 Acres

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AMHERST COUNTY, VIRGINIA Formed in 1761

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**Deed Book 414, page 24**

**25 September 1978**

Ella J. Boyer, widow

To M.K. & Grace Taher (husband & wife) and Minou Taher (daughter)

Property conveyed to seller and husband by will of John C. Jones in 1962 (Jones died on 12/9/1957). Husband Robert Boyer died testate on 12/20/1974.

**Deed Book 126, page 494**

**5 July 1945**

Heirs of Amonette

To John C. Jones

69 acres Plat of W.F. Amonette Estate in Plat Book C, page 157

**MAP #2**

**Deed Book 55, page 496**

**22 August 1905**

Leroy R. Love & John M. Love, Jr.

To W.F. Amonette & Fannie J. Amonette

\$1,000. 78 acres, 36 poles. "Lot No. 1"

Grantors are only children of John M. Love, Sr. The brothers reserved the mineral rights on the land as well as the family burial plot enclosed by a stone wall.

**Deed Book YY, page 490**

**23 September 1899**

Anna C. Russell

To Leroy R. and John M. Love, Jr.

Amherst County portion of the estate of John M. Love, Sr., deceased

**Deed Book GG, page 457**

**10 September 1869**

Monroe Love, Manson Love, Albon D. Love, Spotswood A. Love, Thomas H. Love, Ann D. Love

To John M. Love

\$3,519.01, being a portion of the real estate of Thomas Love, deceased, including the land on which Thomas Love, Sr. resided.

Tract 1- 78 acres, 36 poles. Mansion House Tract.

Tract 2- 100 acres. North of Tract #1.

**MAP #3**

**Will Book 17, page 444**

**Probated 18 January 1969**

Will of Thomas Love, Sr.

All real estate to wife Julia Love.

**Deed Book U, page 430****21 June 1834**Henry C. & Sally W. Ward of Lynchburg  
To Thomas Love of Lynchburg

\$1,938.75      180 acres on James River and Old Farm Mills Road.

**EAST TRACT      Deed Book T, page 381****20 April 1831**John W. & Tabitha H. Ward of Pittsylvania County  
To Henry C. Ward of Lynchburg

795 acres.

**MAP #4****EAST TRACT      Deed Book O, page 716****31 July 1821**

Thomas Higginbotham &amp; Chiswell Dabney

To John Ward, Sr. of Pittsylvania County

William & Sally Mitchell defaulted on their deed dated 7/31/1816 for 798 <sup>3</sup>/<sub>4</sub> acres (one acre excepted at the mouth of Harris Creek given by John Ward, Sr. to John Lynch, Sr. and sold by Edward Lynch to William Mitchell). A public auction was held, and John Ward was the highest bidder at \$20,050. This conveyance does not include 21 acres sold by Mitchell to George Tucker.**EAST TRACT      Deed Book N, page 271****31 July 1816**

John Ward, Sr. of Campbell County

To William Mitchell of Amherst County

£7,658/0/0. 798 <sup>3</sup>/<sub>4</sub> acres on the north side of the Fluvanna (James) River, except the lot on Harris Creek.**WEST TRACT      Deed Book V, page 429****12 December 1833**

George W. &amp; Nancy Pettyjohn

To Henry Ward

Land purchased by Pettyjohn of Cornelius Crow SE of road leading from Farm Mills to Amherst Court House, part of a dwelling house and some outhouses where William Mitchell, deceased, formerly resided

**WEST TRACT      Deed Book T, page 453****8 April 1831**

Cornelius &amp; Jane Crow of Campbell County

To George W. Pettyjohn of Amherst County

\$3,373.50      258.5 acres including one-fourth of a brick dwelling house, also a 1 acre tract sold by James &amp; Elvira Bruce to Crow.

**MAP #4****WEST TRACT      Deed Book T, page 399****31 March 1831**

James &amp; Elvira Bruce of Halifax County

To Cornelius Crow of Campbell County

\$3,243.75      258.5 acres, same as conveyed to Bruce by Samuel Pannill, trustee for William Mitchell, now deceased. Also one acre at the mouth of Harris's Creek sold by John Ward, Sr. to William Mitchell on 3 July 1816.

**WEST TRACT      Deed Book O, page 512      28 June 1830**

Samuel Pannill

To James Bruce

On 22 December 1818, William & Sally Mitchell conveyed 384 acres to Charles Johnson and Samuel Pannill the mills situated in Amherst known as the Farm Mills together with lands of Mitchell above Buck Branch, bounded by Buck Branch, James River, Heirs of Petis Thacker, William Pettyjohn, and James Lee. The land sold at auction on 28 June 1820 to James Bruce for \$13,789.

**WEST TRACT      Deed Book O, page 183      22 December 1818**

William Mitchell

To Samuel Pannill & Charles Johnson

Deed of Trust. Mitchell has a note in the amount of \$1,818.00 to James Bruce and \$12,700 to Farmers Bank. 384 acres.

**Note:** The following two transactions involve three parcels totaling 83 acres (33 ac., 10 ac., 40 ac.). These parcels, combined with the 798.75 acres purchased by William Mitchell from John Ward in 1816, make up all of the land in this section of the county that Mitchell owned in 1820 when his financial troubles had come to a head. Pannill and Johnson claimed 384 (instead of 83) acres with the Mill Tract (West Tract), while Ward claimed his 798.75 acres with the “East Tract.” This is likely why Mitchell’s house was literally divided by property lines mentioned in 1831 deeds.

**WEST TRACT “A”    Deed Book M, page 575    10 October 1813**

William & Elizabeth Pettyjohn

To William Mitchell of Lynchburg

800 pounds Virginia Current Money    33 acres, Mill Seat at the mouth of Harris Creek with wood land between creek and lands of John Ward.

Pettyjohn purchased this land from William Scott, who purchased it from John Lynch. Lynch purchased the land from Pettis Thacker. Pettyjohn has also sold Mitchell a parcel between the James River and Harris Creek containing about 10 acres.

**MAP #5**

**WEST TRACT “B”    Deed Book R, page 382    22 June 1814**

Pettis Thacker

To William Mitchell

39.75 acres    on Harris Creek adjoining Mitchell’s Mill Tract, part of the tract where Thacker now resides.

**MAP #5**

**WEST TRACT “A”    Deed Book M, page 180    13 June 1812**

William & Ann Scott of Campbell County

To William Pettyjohn of Amherst County

£750    303 3/8 ac. adjoining James River. 300 acres of it were purchased of John Lynch. Residue part of a larger tract owned by Scott.

**WEST TRACT "A & B" Deed Book L, page 322 9 May 1800**  
John & Mary Lynch of Campbell County  
To William Scott of Campbell County  
£600 300 ac. **MAP #6**

**Note:** At this point, the complete chain of title for the area immediately surrounding the house prior to 1812 is not clear. This can be confirmed with further research. The land likely passed from the Lynch Family to John Ward between 1784 and 1796. See **Map #7** for a description of the original patents (grants) for the area.