

**Flowing Springs, Media, Paighton, George B. Beall House (and Walnut Grove)  
Resource History  
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The Flowing Springs tract, and much of the adjoining farmland historically owned by the extended Yates family, was part of a 2,071-acre Fairfax grant to Thomas Rutherford dated 1751 (NN GB H/30). Rutherford consolidated several tracts purchased from others, in particular the 518-acre parcel patented in 1734 by David Perkins that encompassed the Flowing Springs mill site (O'Dell, pp. 112-113; Map 3, p.95). According to O'Dell, Thomas Rutherford's son Robert Rutherford, a Winchester merchant, inherited the large tract in 1760. In 1763, Thomas (Jr.?) Rutherford patented 116 acres adjoining the larger tract (now part of Mt. Pleasant)(NN GB M/212). According to O'Dell, Robert and Mary Rutherford "sold 650 acres, part of '2,070' and part of 150 acres purchased from Charles Washington, including the 'mill and house where they live'" (O'Dell, p. 113, citing BC DB 10/277).

I have not seen this deed but I'm guessing it is a deed to John Peyton. Peyton purchased another part of the Flowing Springs tract from Rutherford in 1795, according to an 1828 deed for Susanna Peyton's 507-acre dower tract, later Aspen Hill and Clay Hill, to John Hurst (JC DB 15/39). The deed notes that the 507 acres was "part of a larger tract conveyed to John Peyton by Robert Rutherford" on April 30, 1795 and that it was a Winchester District Court record, not a Berkeley County record. In all, Peyton ended up with more than 1,000 acres of the Rutherford 1751 grant land. An 1825 deed for 474 acres, also part of the Peyton estate, identified the whole Peyton property as the "Flowing Springs Tract" (from Robert O. Grayson (a Peyton heir) to John Yates, JC DB 13/234).

Charles Yates purchased 755 acres from William Orr (both of Spotsylvania Co.) in December 1786. By the boundary description this tract sounds like it encompasses most of Media, George B. Beall farm, and probably Walnut Grove (on the 1852 map). The deed described the land as "part of 2,071 acres late the property of a certain Robert Rutherford and which was sold by him the said Charles Yates on the fourth day of August last past [1786] to the said William Orr by virtue of a decree of the County Court of Frederick in Chancery on a certain matter of controversy, then and there depending between the said Charles Yates Complainant and the said Robert Rutherford Defendant..." (BC DB 7/149). No doubt the "matter of controversy" was over this piece of land in a deal between Rutherford and Yates (this may be reflected in the Yates/Rutherford tax records 1785-1789). To this 755-acre piece Yates added 157 acres, according to the tax record, probably at the north end where the Mt. Pleasant farm is located. I suppose this is what the Media NR refers to as Charles Yates' "Walnut Grove" farm.

Neither John Peyton nor Charles Yates lived on their respective tracts.

The tax record tells the acreage story:

1782 – Robert Rutherford, 1,870 acres

1785 – Robert Rutherford, 1 lot, no acreage

Charles Yates, 1,928 acres (this appears to be the controversial land)

- 1787 – Robert Rutherford, 970 acres and 150 acres  
(neither Yates nor Orr were listed, though the acreage is gone from Rutherford)
- 1789 – Robert Rutherford, 676 acres  
Charles Yates (of Fredericksburg), 900 acres and 12 acres “of Thos. Rutherford”  
John Peyton (of Winchester), 410 acres “of Robert Rutherford”
- 1792 – Charles Yates, 912 acres  
John Peyton, 890 acres
- 1795 – Charles Yates, 912 acres  
John Peyton, 895 acres
- 1803 – Charles Yates, 912 acres and 100 acres  
John Peyton, 1,545 acres

John Peyton died around 1805 and his land was divided in 1814 by the Winchester Court. Without having the John Peyton division plat from 1814 it is nearly impossible to accurately identify where each of the Peyton heirs’ lots were located. However, we know that the 507-acre dower lot became Aspen Hill and Clay Hill. I believe at least two of the heirs’ lots (Lots 1, 2 and 8, each 125 or 126 acres) got sold out (not to John Yates). The mill lot (11 acres) was sold to Samuel Cromwell. And the other lots (3-7) were sold to John O. Yates, which later became the Flowing Springs Farm (Francis Yates), Paighton (from the Flowing Springs Farm to Charles Yates Aglionby), and part of Walnut Hill (George B. Beall) – all heirs of John O. Yates.

Charles Yates died ca. 1808 and his land passed to John O. Yates. From this was carved Mt. Pleasant (Charles Yates Aglionby), Media Farm (Wm. T. Leavell), the north 2/3 of Walnut Hill (George B. Beall), and Walnut Grove (Juliette Terrille) – all heirs of John O. Yates.

The only parcel not included in this story is the Yates Cabin which is located on “the north end of Green Hill farm” according to an 1872 deed (Beall/Yates heirs to Elizabeth Beall, JC DB 7/273).

Here is how the acreage and buildings change over time in a truncated tax record for the John O. Yates estate. I’ve tried to identify the subject properties but it is not always clear:

- 1809 – John Yates, 903 ¾ acres (this would be from Charles Yates)  
100 acres
- 1814 – John Yates, 857 acres, adj. Peyton’s heirs  
100 acres, “same land”  
206 acres, “Bot of Geo. F. Washington” (\$10,341 DB 8/82; Mt. Pleasant?)
- 1815 (House Tax) – John Yates, 1 house total value \$2,000  
(Land Tax) – John Yates, 857 acres  
100 acres  
206 acres  
118 acres “from Robert O. Grayson”
- 1818 – Yates adds 112 acres “from R. O. Grayson” along with some other unexplained tracts and some fuzzy math.
- 1819 – It is all consolidated as 1,287 acres.

- 1820 – John Yates, 777 acres  
     99 acres } with a \$2,000 bldg (Mt.Pleasant/Media/Walnut Grove)  
     100 acres  
     311 acres, \$0 (probably the Grayson acreage – most of Geo. B. Beall)
- 1825 – John Yates, 976 acres (consolidated), \$2,000  
     311 acres, \$0  
     474 a., \$500, fr. Grayson (Flowing Spr/Paughton), “\$350 for new brick bldg”
- 1826 – John Yates, 1,450 acres (976 and 474), \$3,000, “\$500 for new stone dwelling house”  
     311 acres, \$0
- 1830 – John Yates, 1,450 acres, \$3,725, “\$725 for new brick house”  
     311 acres, \$0
- 1831 – John Yates, 1,450 acres, \$3,725  
     311 acres, “\$933 for new dwelling house built by George B. Beall”
- 1836 – John Yates, 1,268 acres, \$3,545, “179 acres to Matthew Ranson”  
     311 acres, \$933
- 1841 – John Yates, 1,595 acres, \$3,500
- 1851 – John Yates, 164 acres, adj. P. R. Hoffman (NW 7), \$600 (not part of Flowing Spr/Yates)  
     Geo. B. Beall, 280 ½ a. “Green Hill,” \$200 (Yates Cabin)  
     375 acres, \$3,500, from John Yates (Geo. B. Beall House)  
     Rev. Leavell, 375 acres, \$100, from John Yates (Media Farm)  
     Francis Yates, 656 ½ acres, \$3,000 (Flowing Springs)  
     Julia Terrill (trustees), 132 acres, \$1,500 (Walnut Grove)
- 1854 – G. Beall (same)  
     W. Leavell, 375 acres, \$475 (no comment)  
     F. Yates (same)  
     C. Yates (same)  
     J. Terrill (same)
- 1857 – G. Beall, 280 acres, \$300 (Yates Cabin)  
     375 acres, \$4,000 (Geo. B. Beall House)  
     W. Leavell, 375 acres, \$1,500 (Media)  
     F. Yates, 691 acres, \$4,000 (Flowing Springs)  
     J. Terrill, 150 ½ acres, \$1,500 (Walnut Grove)

The assessor made no comments on any of these changes in 1857.