

4921 30th Place, N. W.,  
Washington, D. C.,  
July 14, 1947.

Dearest Lyndon:

I talked to Uncle John Will about noon today. I am sorry I can't tell you that I got the answers from his own lips in the exact form you outlined, but I do believe I got the information from him to fill in the answers, so here goes.

He says that he stands on the estimates of the amounts of timber on Exhibits A and B as set forth in his letter of March 18 and on the estimate of the amount of timber on the 200 acres that passed under the will as set forth in his last letter of July 4th. When I explained to him that on adding these three figures -- 800,000 plus 600,000 plus 300,000 and multiplying the total 1,700,000 by \$13.50 per thousand feet I got almost \$23,000.00, whereas the timber had sold for only \$18,400, he said this: "We did not sell the timber at \$13.50 per thousand feet but we sold whatever amount of footage might grow on this whole 1720 acres for the blanket sum of \$18,400. One man might figure it to be 1,500,000; another man might figure it to be 1,800,000, etc, but it was a flat sum for whatever was found to be there." I divided this total footage of 1,700,000 into \$18,400 and got a price of \$10.83. Multiplying the thousands of feet he estimates on A and B and "will" land by \$10.83 gives you the sums you see on your enclosed questionnaire.

I read him the sentence from Mr. Arant's letter where Arant said that Uncle John had told him the bulk of the timber came off of Exhibit B lands, and asked what about that. He said he guessed he must have been just separating out Exhibit A lands on one hand, and including with Exhibit B lands the 200 acres that passed under the will. That is the only way he could explain making such a statement.

I think we had better forget the \$13.50 per thousand feet that Uncle John used -- it is simply not a correct figure. I believe I know how he arrived at it, and can outline it for you but suggest you just ignore this paragraph to avoid further confusion. He took 800,000 feet on A, 600,000 feet on B, and 100,000 feet on Section 35 of the "will" land, added them, got 1,500,000. You will



see these are the figures he gave us in his letter of March 18 -- he did not at that time include the 80 acres in Section 36 of the "will" land. This 80 acres of Section 36 is what he speaks of their not "finding" or "separating out" until the meeting between Arant, Harry and John Will on June 24. Possibly he had it mixed up with Exhibit B. He took this 1,500,000 and divided it into \$20,500 and got, roughly, \$13.50 per thousand feet. My guess is he used the figure \$20,500 instead of \$18,400 because \$20,500 was the amount of the whole sale -- Harry received a separate check for \$2,100 for timber off his 160 acre tract. He has been looking at it for so long from the salesman's viewpoint in dealing with the purchaser ~~and~~ (Pickering) that this \$20,500 is the ~~figure~~ <sup>figure</sup> that stands out in his mind, and he just divided the footage into it without reasoning it out.

Now as for the value of the three parcels - A, B and "will" land, after the timber is removed. Uncle John said that the figures he gave Arant were as correct as he can make them. Mr. Arant asked him to put a value on the sections of land in the Hall Place (that is, whatever portion Effie owned in each section), and this he did, just listing sections 1, 12, 36, 6, 7, 35, etc., and putting the values after them without sorting out the different sections under the heads of A, B and "will" lands. Mr. Arant did the sorting out himself and added up the total values of A, B and "will" land according to the sheets he sent us. Therefore, Uncle John did not remember at the telephone, without his records, the value that he would place on A, B and "will" lands, but told me that the value as to each section was correct and if I would just sort them out I would arrive at his estimate of the values for the A, B and "will" lands.

Darling, I started to write Mr. Arant. I was going to tell him that I would agree to the division of the land as outlined, that is, Effie's estate getting Exhibit A and the "will" lands, and Harry getting Exhibit B, and I undertaking to recompense Tommy and Tony for their share of Exhibit B lands and timber, and we quit-claiming the 160 acres to Harry and the 160 acres to the Parker heirs, but I would not agree to a 50-50 division of the timber money and wanted him to try to effect a division more on the lines of the Effie estate lands having 1,100,000 feet of timber, and the Harry

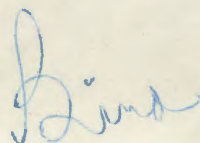
land having 600,000 feet. In other words, I ought to get about \$11,000 of the total remaining \$17,500 and Harry ought to get about \$6,000. However, I looked in the files and saw that you had written Arant on July 2 instructing him to make another proposition to Harry so I am not, of course, going to write Arant any further instructions until he gets an answer out of Harry on this. I will send Arant a copy of Uncle John's letter of July 4 plus a resume of my telephone conversation with him as outlined herein to you. Incidentally, I tried to work out the proposition you suggested Mr. Arant make to Harry in dollars and cents, and it comes out practically like the one I was about to make to Arant -- that is, a division of the timber money on the \$11,000 - \$6,000 basis.

Uncle John told me that he had seen Harry and that Harry said he had received a letter from Arant and had answered it, but did not tell Uncle John how he had answered.

I am enclosing your questionnaire filled out.

We are all doing fine. You know by now that Lynda arrived safe and happy. I am feeling quite "ok" though my back still hurts some.

All my love always.



Claudia T. Johnson.



1. What is the value of the timber that came off the 880 acres described in Exhibit A?

Answer: \$8660.00

2. What is the value of the timber that came off the 200 acres of land that passed under L. Pattillo's will to Aunt Effie (120 acres in Section 35 and 80 acres in Section 36)?

Answer: \$3250.00

3. What is the value of the timber that came off the 640 acres described in Exhibit B?

Answer: \$6500.00\*

4. What value do you place on the 880 acres with timber removed?

Answer: \$9620.00

5. What value do you place on the 200 acres with timber removed?

Answer: \$1660.00

6. What value do you place on the 640 acres with timber removed?

Answer: \$7460

\*Note: These figures are correct within a few dollars. I did not carry out my decimals -- if I had it would have been something like \$10.8266, etc. per thousand feet. So I used \$10.83.

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Adding the value of Exhibit B and the timber off Exhibit B you get \$13,960. If I offered to pay Tommy one-sixth of this for his share in Exhibit B lands and timber, it will be \$2327.00, or a total of \$4654 for both Tommy and Tony.

You will, I am sure, notice that the value of Exhibit A land plus the timber off Exhibit A land comes to \$18,280.00 which falls short of the \$22,000.00 Uncle John at one time estimated as the value of Exhibit A. However, I think we had better just let this ride. Lyndon, I want to send Tommy copies of Arant's letters of June 26th and subsequent letters that have gone backwards and forwards between me and Uncle John as soon as possible, but will wait until word from you. *we told him in telephone conversation we would send copies of Arant's letters & have not done so*