IN THE CIRCUIT COURT NO. 2 BALTIMORE DAVID ADKINS and , JAMES ADKINS, THE SAVINGS BANK OF BALTIMORE, a corporation. REBECCA SMITH, MARY GODDARD BILL OF COMPLAINTY Mr. Clerk: Please file Attorneys for Plaintiffs. HAWKINS & MCMECHEN ATTORNEYS AT LAW 14 E. PLEASANT STREET BALTIMORE, MD. THE DAILY RECORD COMPANY

() DAVID ADKINS IN THE and JAMES ADKINS ()-٧s () CIRCUIT COURT NO. 2 REBECCA SMITH, MARY GODDARD () and THE SAVINGS BANK OF BALTIMORE, a corporation () OF () () BALTIMORE CITY

To the Honorable, the Judge of said Court:

Your orators, complaining of the defendants, say:

- 1. That Mary Rebecaa Adkins, sometimes referred to as Mary Adkins, late of Baltimore City, deceased, a widow, departed this life, on the 5th day of January, 1925, and left surviving her, six children, namely, Samuel, David, James, Moses, Rebecca Smith and Mary Goddard.
- 2. That Mary Rebecca Adkins, during her lifetime, resided at No. 503 N. Eden Street, Baltimore City and died as a result of several strokes of paralysis, appoplexy and other diseases with which she was afflicted, and that coupled with her advanced age, not only became infirm and helpless in body, but her mind was so enfeebled and impaired as to render her unfit for the transaction of any business and was utterly incapable of making a valid deed or contract and so remained up to the date of her death.
- 3. That during the continuancy of the infirmity of the said Mary Rebecca Adkins and during her imbecility andincapability, as aforesaid, she being then at the age of seventy eight years, was on or about the 3th day of September, 1924, induced through fear, coercion, fraud and misrepresentation of the defendants, to sign a certain paper, purporting to be a deed and presuming to convey her leasehold property No. 503 N. Eden Street Baltimore City, subject to a ground rent of fifteen dollars (\$15) and of the probable value of five thousand dollars (\$5000), unto Rebecca Smith and Mary Goddard, which pretended deed, is filed

herewith, marked "Exhibit A" and prayed to be made a part of this bill and it is further alleged, that through fear, coercion, fraud and misrepresentation she was forced to assign her right, title, and interest inall money she had on deposit in the Savings Bank of Baltimore unto Mary Goddard.

- 4. That the said pretended deed and the assignment of her interest in the Bank Deposit of the Savings Bank of Baltimore will deprive your orators of all their right, title and interest of every sort, to which they are entitled, and will strip the rightful heirs at law, of the sæid Rebecca Adkins, of whatever interest they may be entitled to, as children of the said decedent.
- 5. That the said pretended deed is wholly without legal consideration, is fraudulent and woid, and should be set aside by a Court of Equity.
- 6. That the assignment of her interest in the bank deposit in the Savings Bank of Baltimore is without legal consideration, is fraudulent and void and should be set aside.

 To the end, therefore,
- (1) That the said pretended deed or instrument of writing purporting to have been made and executed on or about the 3th day of September, 1924, by Mary Rebecca Adkins, sometimes referred to as Mary Adkins, to Rebecca Smith and Mary Goddard, may be annulled and set aside by a decree of this Court.
- (2) That the said pretended assignment of the interest of Mary Rebecca Adkins, sometimes referred to as Mary Adkins, in a fund on deposit with the Baltimore Savings Bank unto Mary Goddard, may be annulled and set aside by a decree of this Court.
- the Savings Bank of Baltimore from paying out any money now on deposit in said Bank, on any pass book, to the credit of Mary Rebecca Adkins, or Mary Adkins and Mary Goddard, or to the credit of Mary Goddard, individually, or accepting any order

drawn by either of said parties, wales cause to the contrary dayor be shown on or before the providing a copy of this Order be served on Rebeces Smith, Mary Goddard and the Savings Bank of Baltimore, the defendance, on or before the day of January, 1925.

That your orators may have such other and further relief as their case may require.

May it please your Honor to grant unto your orators the writ of subpoena, directed to the said Rebecca Smith, Mary Goddard and the Savings Bank of Baltimore, commanding them to be and appear in this Court at some certain day to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound, etc.

Javid Adkins

STATE OF MARYLAND. BALTIMOR E CITY. to wit:

I HEREBY CERTIFY, that on this /2th day of January, 1925, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City, aforesaid, personally appeared David Adkins and James Adkins, complainants, and made oath in due form of law that the matters and facts stated herein are true to the best of their knowledge and belief.

AS WITNESS my hand and Notarial seal.

DAVID ADKINS

and
JAMES ADKINS

VS

CIRCUIT COURT NO. 2

REBECCA SMITH, MARY GODDARD

of
and
THE SAVINGS BANK OF BALTIMORE

BALTIMORE CITY

Baltimore, City, this / day of January, 1925, that the savings Bank of Baltimore be enjoined and restrained from paying to Mary Goddard or her order, any money now on deposit in said Bank, on any pass book, to the credit of Mary Rebecca Adkins or Mary Adkins and Mary Goddard or Mary Goddard, unless cause to the contrary be shown on or before the 30 day of January, 1925, provided, a copy of this order be served upon the Savings Bank of Baltimore, on or before the 19 day of January, 1925.

Cobust J. Staute

(4. E, U03 Drecieved 50 more Dollors on the Deposet for the house at 2) O rleans It. total Deposit to From Pacol Marrenbier Sulus! machlin

Ge W F. McMechen **SUPERIOR COURT** of BALTIMORE CITY Land Record Department **ROOM 310** STEPHEN C. LITTLE COPY DEED FROM Rebecca Smith &c Liber S C L No. 4257 Fol. 58 &c. Amount \$3.00 Exd.

Circuit Court # 2 David adkins et al

Pelicar Smille etal. Complainants

Fd in Evidence

Mo 14/02 A

Po 11 January 1925

) THIS DEED made this Third day of September nineteen Mary Adkins) hundred and twenty four between: Rebecca Adkins widow Deed to Rebecca Smith &c) of the City of Baltimore in the State of Maryland of the first part and Rebecca Smith and Mary Goddard of the same place of the second part WITNESSETH _ that in consideration of Five dollars and other good and valuable consideration: the said Rebecca Adkins does grant unto the said Rebecca Smith and Mary Goddard their personal representatives and assigns all that lot of ground situate in Baltimore City afore said and described as follows that is to say BEGINNING for the same on the line of the East side of Eden Street at the distance of eighty five feet northerly from the northeast corner at intersection of Jefferson and Eden Streets and at the corner of an alley ten feet wide and running thence northerly bounding on Eden Street twelve feet four inches to the ground heretofore leased by James G Hamner and wife to Dathan Dorsey thence easterly bounding on said Dorsey's ground and parallel with Jefferson Street eighty feet to an alley ten feet wide thence southerly bounding on the west side of said ten foot alley with the use of and privilege thereof in common with others twelve feet four inches to another alley ten feet wide communicating with Eden Street and thence westerly bounding on the north side of the last mentioned ten foot alley with the use and privilege of the same in common with others eighty feet to the place of beginning BEING the same lot of ground described in a deed dated June 12th 1893 made by one Mary Ball to Rebecca Adkins and recorded in Liber J B No 1450 folio 405 one of the Land Records of Baltimore City TOGETHER with the buildings thereupon and the rights alleys ways waters privileges appurtenances and advantages thereunto belonging; or in anywise appertaining TO HAVE AND TO HOLD the said described lot of ground and premises unto and to the use of the said Rebecca Smith and Mary Goddard their personal representatives and assigns for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever subject to the payment of the annual rent of fifteen dollars AND the said Grantor hereby covenants that she will warrant specially the property hereby granted and that she will execute such further assurance of the same as may be requisite. WITNESS the hand and seal of the said Grantor

her
Mery x Adkins (SEAL)mark

TEST

act.

J Francis Henry

STATE OF MARYLAND CITY OF BALTIMORE TO WIT

I HEREBY CERTIFY that on this 3rd day of September in the year nineteen
hundred and twenty four before me the subscriber a Notary Public of the
State of Maryland in and for Baltimore City aforesaid personally appeared Rebacca Adkins widow and acknowledged the aforegoing deed to be her

(Notarial Seal)

J Francis Henry

Notary Public

Recd for record-recorded and ext Sept 6th 1924 at 9.55 O'Clock A M
Stephen C Little Clerk

I HEREBY CERTIFY that the aforegoing is a true copy taken from Liber S C L No 4257 folio 58 &c one of the Land Records of Baltimore City

IN TESTIMONY WHEREOF I hereto set my hand and affix the Seal of the Superior Court of Baltimore City on this the 12th day of January A D 1925

Clerk of the Superior Court

ephen & Little

of Baltimore City

94 A 11

IN THE CIRCUIT COURT NO.2 OF BALTIMORE CITY

David Adkins and Jares Adkins

vs.

Rebecca Smith, Mary Goddard and The Savings Bank of Baltimore

ANSWER of

The Savings Bank of Baltimore

Mr. Clerk:

Please file

Solicitors for Defendant with the solici

MARBURY, GOSNELL & WILLIAMS
ATTORNEY AT LAW
BALTIMORE

18 20 January 1925

DAVID ADKINS and JAMES ADKINS,

vs.

REBECCA SMITH, MARY GODDARD and The Savings Bank of Baltimore

(OF BALTIMORE CITY)

TO THE HONORABLE THE JUDGE OF SAID COURT:

The Answer of the Savings Bank of Baltimore, a corporation, one of the Defendants herein, answering the Bill of Complaint filed in these proceedings, says:

FIRST: That as to the matters and facts alleged in paragraphs first to sixth, inclusive, this Defendant, having no knowledge, except as hereinafter otherwise expressly stated, can neither admit nor deny the same, and calls for strict proof thereof so far as they or any of them may affect the rights or obligations of this Defendant.

SECOND: Answering further said Bill of Complaint, this Defendant says that its records show that an Account known as Account No. 666069 was opened on July 28, 1915, in the name of Rebecca Adkins, Junior, in trust for herself and Rebecca Ad; kins, her Mother, subject to the order of either, the balance at death of either to belong to the survivor, and that there have been no transactions in this Account, except a deposit of \$20.

That the records of this Defendant also show that there was an Account opened some years ago in the name of Rebecca Adkins in trust for herself and Rebecca Adkins Jr., her daughter, subject to the order of either and on the death of either to belong to the survivor, which account was known as No.666068, and which Account was closed on April 20th, 1922, and the balance

- 1

was re-deposited to credit of Account known as No.712522. standing in the name of Rebecca Adkins, which last mentioned Account was closed on April 23rd, 1924, and the balance was deposited to the credit of Account on the Books of this Defendant. known as No. 726706 in the name of Rebecca Adkins in trust for herself and Mary C. Goddard subject to the order of either and on the death of either to belong to the survivor. This last mentioned Account was closed on January 7th, 1925, and the balance was re-deposited to an account standing in the name of Mary C. Goddard, widow, known as No. 720473.

That Having thus fully answered said Bill of Complaint this Defendant prays to be hence dismissed with costs.

THE SAVINGS BANK

STATE OF MARYLAND

CITY OF BALTIMORE

I HEREBY CERTIFY that on this 19 day of

January, 1925, before me the undersigned, a Notary Public of the State of Maryland in and for the City of Baltimore, personally appeared N. Sterth the President of The Savings Bank of Baltimore, and made oath in due form of Law that the matters and facts set forth in the foregoing Answer are true to the best of his knowledge, information and belief.

As WITNESS my hand and Notarial Seal.

IN THE CIRCUIT COURT NO. 2

DAVID ADKINS and JAMES ADKINS

VS.

REBECCA SMITH, MARY GODDARD and THE SAVINGS BANK OF BALTI-MORE, a body corporate.

DEFENDANTS ANSWER

Mr.Clerk:-

Please file .

J. STEWARD DAVIS

ATTORNEY AT LAW

215 SAINT PAUL PLACE

DAVID ADKINS and JAMES ADKINS

IN THE CIRCUIT COURT NO.2

VS.

OF

REBECCA SMITH,
MARY GODDARD and
THE SAVINGS BANK OF
BALTIMORE, a corporation

BALTIMORE CITY.

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Your respondents, Rebecca Smith and Mary Goddard answering the bill of complaint against them exhibited, respectfully say:

- I. That they admit the allegations and statements as contained in the first paragraph of the bill of complaint.
- 2. That they deny with great emphasis that the said Mary
 Rebecca Adkins, deceased was enfeebled in mind and mentally impaired so that she was incapable of making a valid Deed or contract.
- That they deny with great emphasis that any force, coercion, fraud, or misrepresentation was practiced upon the aforementioned Rebecca Adkins by them in order to induce her to sign a deed transferring to them of the leasehold property, 503 N.Eden Street; and Mary Goddard emphatically denies that any force, coercion, fraud or misrepresentation was practiced on Rebecca Adkins, deceased to induce her to assign her right, title and interest in money in the Savings Bank of Baltimore to Mary Goddard.
- 4. As to the fourth paragraph of the bill of complaint, your respondents aver that the deed was valid and the assignment of interest in bank deposit was valid; and that the complainants have no rights in the leasehold property and bank deposit.
- As to the fifth paragraph of the bill of complaint, the defendants deny that the deed is fraudulent and void.

- As to the sixth paragraph of the bill of complaint, the defendants deny that the assignment of interest was fradulent and void.
- That Mary Rebecca Adkins, deceased at the time of the assignment of her interest in money on deposit at The Savings Bank of Baltimore and at the time of execution and delivery of deed of which "Exhibit A" is a copy, was of sound and disposing mind and that she understood and was fully capable of making a valid deed and contract.
- 8. That the plaintiffs are in nowise entitled at law or in equity to said leasehold property, 503 N.Eden Street or the money that was on deposit to the credit of Mary Adkins at the Savings Bank of Baltimore.

And these defendants pray to be hence dismissed with their costs of suit.

AND as in duty bound, etc.

Rebecca Smith Dans & Evans.
ATTORNEYS FOR DEFENDANTS.

Mary Goddard

STATE OF MARYLAND, BALTIMORE CITY, to wit:-

I HEREBY CERTIFY, that on this 20 day of January, in the year nineteen hundred and twenty five, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Rebecca Smith and Mary Goddard and made oath in due form of law that the matters and facts as stated in the foregoing answer are true to the best of their knowledge and belief.

WITNESS my hand and Notarial Seal.

Nelew C. Fi

Circuit Court No. 2 Serve on Hawkins + Mc Mecken Docket No. 34 192 / Makery, gone 0+ DividadRius et al Welling Rebecca Swith, Mary gollow 2 Copies Odmit Service 1/26/25. Martry Gornelly Welleams PETITION AND ORDER TO TAKE TESTIMONY UNDERSOTH RULE.

David Adkin and James Adkins	
James adkin	IN THE .
vs.	Circuit Court No. 2
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Gallad and The Saving Ban	BALTIMORE CITY.
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To the Honorable, the Judge of the	
Circuit Court No. 2 of Baltimore City: **Respond to the Plaintiff in this case respectfully show unto your House the Plaintiff in this case respectfully show unto your House the Plaintiff in this case respectfully show unto your House the Plaintiff in this case respectfully show unto your House the Plaintiff in this case respectfully show unto your House the Plaintiff in this case respectfully show the plaintiff in this c	t Robocca Similarionor
That headesires to examine orally, in open Court a	nd in the presence of your Honor, certain witnesses who
can testify to the facts and matters relevant to the alle	gations in the Bill of Complaint filed in this case.
Your Petitioner therefore pray your Honor to pa	ss an order, according to the Statutes for such cases made
and provided.	
And as in duty bound will ever pray.	Seworldown Cereplant Solicitor for Plants Mangollard Recall
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Upon the foregoing Petition and Application it is to	\smile
- 40W	take testimony as prayed and that the testimony to be
	Albein Dames Alkin and the Darring Bank day of Alle and 1923
	Obert J. Stautin

Ot. Ot. No. 2

Summons for Witness

No. HTO2A

Filed March, 1925

DOCKET SHAFOLIO

Clerk of Circuit Court No. 2 of Baltimore City.

	The Sheriff will please summon the following witness
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returnable o	1/1/1/1/2012
/	1923 at 10 o'clock A. M.
	Mr. Clerk: Please issue a subpoena duces tecum to the Officials of
/	
6	John Hopkins Hospital to bring into Court the records, showing
	the history and treatment of Mary Rebecca Adkins or Mary Adkin
	or Rebecca Adkins, Colored, residing at No. 503 N. Eden Street
	Baltimore, Maryland, for the year of 1924 and any previous
	years.
	Returnable Thursday March 19, 1925 at 10 o'clock A. M.
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	Hawking Mr Meaker
	Attorneys for Plaintiff.
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Summons for Witness

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Filed 19th day of Word 1925

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19 25 No. Docket Docket

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Summons for Witness

No./4/102A

Filed 19th Clear 1925

DOCKET SHAPE

In the Circuit Court	No. 2 of Baltimore City
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coff o	The Sheriff will please summon the following witnesses
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MIMAL	o'clock A. M.
Mr. Clerk:	
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testify for the plaintiff	and make the same returnable Thursday
March 19, 1925, at 10 obj	lock A. M. s, 1637 Jefferson St.,
John H. Evans \$1525	
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#1520-6, Monumen	Attorneys for Plaintiff.
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	Clerk of Circuit Court No. 2 of Baltimore City.
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19 25 No. 34 Docket Q

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Smith ital.

Summons for Witness

No. 14/02 a

Filed 1914 Mar. 1925

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In the Circuit Court No. 2 of Baltimore City

Masch, Term, 1923

	The Sheriff will please summon the following				
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DAVID ADKINS and JAMES ADKINS

IN THE CIRCUIT COURT NO.2

VS.

OF

REBECCA SMITH, MARY GODDARD, et al

BALTIMORE CITY.

Mr. Clork:

Please summons the following witnesses and make the 1925 at IO A.M. in the Circuit same returnable

Court No.2 of Baltimore City.

3 ALVAN Stanley

Mose Adkins, &d

3 Mary Goddard,

Rebecca Smith,

Sam Adkins,

2 Bernard Harris, 5

// Mamie Adkins
// Ethel Blake

428 N. Caroline St

406 Ann St.

503 N.Eden St.,

503 N.Eden St.,

I429 Madison Ave.,

38 S.Caroline St.,

406 N. Ann St.

I429 Madison Ave.

ATTORNEYS FOR DEFENDANTS

19 95 No. No. 2 Docket 34

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Smith

Summons for Witness

No. 14702 A
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Filed 22 day of Mah 1975

DOCKET FOLIO

Clerk of Circuit Court No. 2 of Baltimore City.

	In the Circuit Court No. 2 of Baltimore City
	Term, 19
	The Sheriff will please summon the following with
turnable o	
100	1925/at 10 o'clock A. M.
	Mr. Clerk:
	Please issue subpoena duces tecum on Provident Savings
	Bank, Mott and Gay Sts., and bring into Court Monday March
	23, 1925, at 10 o'Clock A. M., all books, records of account
3	and statement, showing account on deposit in name of Mary
	Adkins or Mary Rebecca Adkins or Rebecca Adkins and Rebecca
	Smith, for years of 1924 and any previous year thereto, and
	closing out of said account and redepositing in name of Rebe
	Smith.
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	Attorney for Plaintiff.
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	vs.
	Mothus' Smith
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Summons for Witness

DOCKET SHAFFOLIO

Clerk of Circuit Court No. 2 of Baltimore City.

	In the Circuit Court No. 2 of Baltimore City
	74111CC Term, 197
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	Mr. Clerk:
,	Please issue subpoena duces tecum for Dr. Ralph J. Young,
3	1429 E. Monument St., to bring into Court his records showing
	the history and treatment of Mary Rebecca Adkins, residing at
	No. 503 N. Eden Street, Baltimore, Md., for the year of 1922 t
	gard pergetis
	Returnable Monday March 23, 1925, at 10 o'clock A. M.
	Grand mamale
	Attorney for Plaintiff.

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Summons for Witness

No./4/02/A

Filed 23 day of Mich 1925

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DOCKET SHAPPOLIO

	In the Circuit Court No. 2 of Baltimore City
returnable on.	The Sheriff will please summon the following witness the day
	Mr. Clerk:
2	Please issue summons for the following witnesses to test for the plaintiff and make the same returnable Monday, March
0	23, 1925, at 10 o'cleck A. M.
	Mrs. John C. Robinson, 1520 E. Monument St.
	Stout M Muslew Attorney for Plaintiff.

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to testify for	Mogratil
in the case of	Toleuny O
***************************************	Clokus Suuth
	Clerk of Circuit Court No. 2 of Baltimore City

Ot. Ot. Nn. 2

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Ocher Summons for Witness

No. 14702a

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day of Mich 19
21

In the Circuit Court No. 2 of Baltimore City

Term, 1925 March! The Sheriff will please summon the following witnesses,day of ______19____at_____10_ o'clock A. M.

Clerk of Circuit Court No. 2 of Baltimore City.

ADKINS

IN THE CIRCUIT COURT NO.2

VS.

:

OF

SMITH, et al

BALTIMORE CITY.

Mr.Clerk:-

Please issue summons for the following witnesses in the above case and make the same returnable before the Court Friday March 27,1925 at IO A.M.:

/O Dr.O.D.Jones......I405 Druid Hill Ave..

19 Dr.Lewis Johnson,... 211 E.23rd St.,

V Dr. Bernard Harris.. 38 S. Caroline St.

3 Roberta H. Harris.....403 N Eden

Davis Vovans Attorneys for Defendant.

Shoulf: Witnesses Derminone & in alken's 6. Sunth et al, milhdraum, Coses post ponel until monday Slewoodawi

Ot. Ot. No. 2

11- 34 Q

Docket Q

VS.

Smith etal.

Summons for Witness

No. 14702 a

In the Circuit Court No. 2 of Baltimore City

March The Sheriff will please summon the following witnesses, ______the_____ returnable on..... to testify for..... in the case of.....

Clerk of Circuit Court No. 2 of Baltimore City.

ADKINS

IN THE CIRCUIT COURT NO.2

VS.

OF

SMITH, et al

BALTIMORE CITY.

Please issue summons for the following witnesses and make the same returnable before the Court Monday March 30th 1925 at IO A.M.

11 Dr.O.D.Jones.....1405 Druid Hill Ave.,
19 Dr.Lewis Johnson.. 211 E.23rd St.,
2 Dr.Bernard Harris.. 38 S.Caroline St.,

Robert H. Harris....403 N. Eden St.

adfair.

Smith et al.

Summons for Witness

No. 14 102 18

iled day of MCL 192

DOCKET FOLIO

In the Circuit Court No. 2 of Baltimore City

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19 2 3 No. 34 Docket A

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Somithon Et al.

Summons for Witness

No. 14/02a

Filed 3/st day of leverel, 1925

In the Circuit Court No. 2 of Baltimore City

March, Term, 19 2 5

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adkins stal & Sur Sur Reluxa Smith & The Cuant Ct. 42 eta. mu Clerk;—

Subsour Duces Jeeum Forthe Lavings Bank of Bal timor Charles & Baltimor Streets to trues court all records of account in the name of Rebecca adless. In. asking, mother, the abnount, the your un whom the present account now stands and the balance now on deskit in said name. 30"day of March, 1925. Scout M Mechen alty for Plantiff

Cerum Cour Noz David adKuis etas Rebucca Smith Decree No/4702A Copy Coped Com

1925 April 1925

DAVID ADKINS and

JAMES ADKINS

VS

REBECCA SMITH, MARY GODDARD AND THE SAV-INGS BANK OF BALTIMORE, a corporation IN THE

CIRCUIT COURT No. 2

of

BALTIMORE CITY

This cause causing on to be heard
The testimony being taken in open Court, the
Solicitors for the respective parties were heard, and the

cause being submitted, the proceedings were read and considered.

It is thereupon this 3 day of April 1925, by the Circuit Court of Baltimore City No.2, adjudged, ordered and decreed that the bill be dismissed; and that the injunction heretofore issued in this case be and is hereby dissolved. It is further ordered that the defendants pay the costs of this proceeding.