

**RESOLUTION 24-123**

**A RESOLUTION OF THE CITY OF SPRING HILL, TENNESSEE TO DESIGNATE PROPERTY LOCATED AT 4847 MAIN STREET, WILLIAMSON COUNTY TAX MAP 153, PARCEL 01001, AS A HISTORICALLY SIGNIFICANT SITE**

**WHEREAS**, it is the policy of the City of Spring Hill to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City's heritage; and

**WHEREAS**, the Spring Hill Historic Commission received a request from Doug Lackey, the property owner of 4847 Main Street to have the city formally designate this property as a Historically Significant Site; and

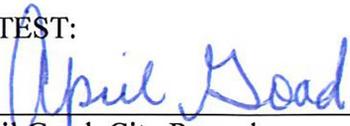
**WHEREAS**, Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code provides that sites in the City of Spring Hill will be designated as Historically Significant Sites by resolution of the Board of Mayor and Aldermen upon recommendation of the City of Spring Hill Historic Commission; and

**WHEREAS**, the City of Spring Hill Historic Commission has recommended this site for such designation having met the Criteria for Designation of Historically Significant Sites as defined in Title 2, Chapter 4, Section 2-407 of the City of Spring Hill Municipal Code.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee that the property located at 4847 Main Street is hereby designated as a Historically Significant Site.

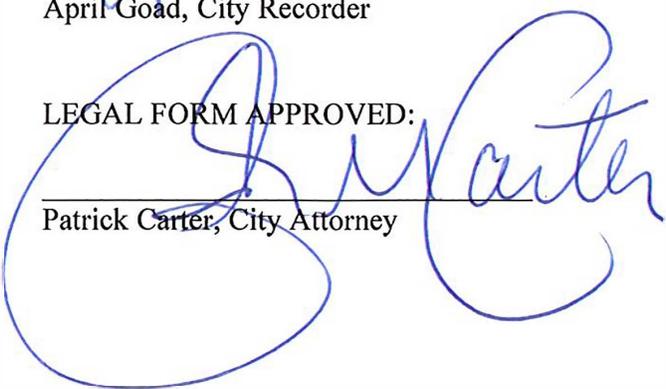
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this 6<sup>th</sup> day of May, 2024.**

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

  
\_\_\_\_\_  
Jim Hagaman, Mayor

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

To: April Goad, City Recorder  
CC: Pam Caskie, City Administrator,  
Tony Tolstedt, Assistant City Manager  
Jim Hagaman, Mayor,  
Patrick Carter, City Attorney  
David Huebner, Secretary of Historic Commission

Subject: BOMA Agenda Request from the Historic Commission - Designating the Scivally Home Historically Significant

Ms. Goad,

On March 14, 2023, the Historic Commission received a request from the property owner of the Scivally Home within the city to have the city formally designate this properties as a Historically Significant Site. On April 13, 2023, the City of Spring Hill Historic Commission did consider this request and has recommended that the BOMA designate the property commonly known as the Scivally Home as a Historically Significant Site.

Pursuant to Title 2, Chapter 4, Section 2-406 of the City of Spring Hill Municipal Code, as Chair of the City of Spring Hill Historic Commission, I would request that a resolution be prepared for consideration by the Board of Mayor and Aldermen.

Suggested Agenda Language for each item follows:

1. Consider Resolution XX-XX, designating the property located at Williamson County Tax Map 153 and Parcel 01.001 and commonly known as the Scivally Home, as a Historically Significant Site. The request was made by Doug Lackey, HanHar LLC, owner of the property. It was recommended by the Historic Commission on April 13, 2023.

A draft resolution is attached for your convenience. Please note that Resolution #s would be required. I would request that Spring Hill GIS review the Parcel ID for verification and that Mr. Carter review the resolution for proper legal form.

Please do not hesitate to contact me with any questions.

Thanks!

Alicia Fitts, Co-Chairman  
Spring Hill Historic Commission

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 3/14/23

Name of Applicant: Doug Lackey Phone: 615-456-4868

Address: P. O. BOX 1802 Spring Hill 37174

Name of Property Owner: Hawster LLC Phone: same

Address: same

Maury Co.  Williamson Co. Tax Map: 153 Parcel # 61001

**SECTION 1 – Request for Designation of Historically Significant Site:**

I, Doug Lackey, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 4847 Main Str Spring Hill TN 37174, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- A birthplace or grave of a historical figure of outstanding importance;
- Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A religious property with historic importance;
- A cemetery; or
- Other (Please specify); \_\_\_\_\_

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

Doug Lackey  
Applicant's Signature

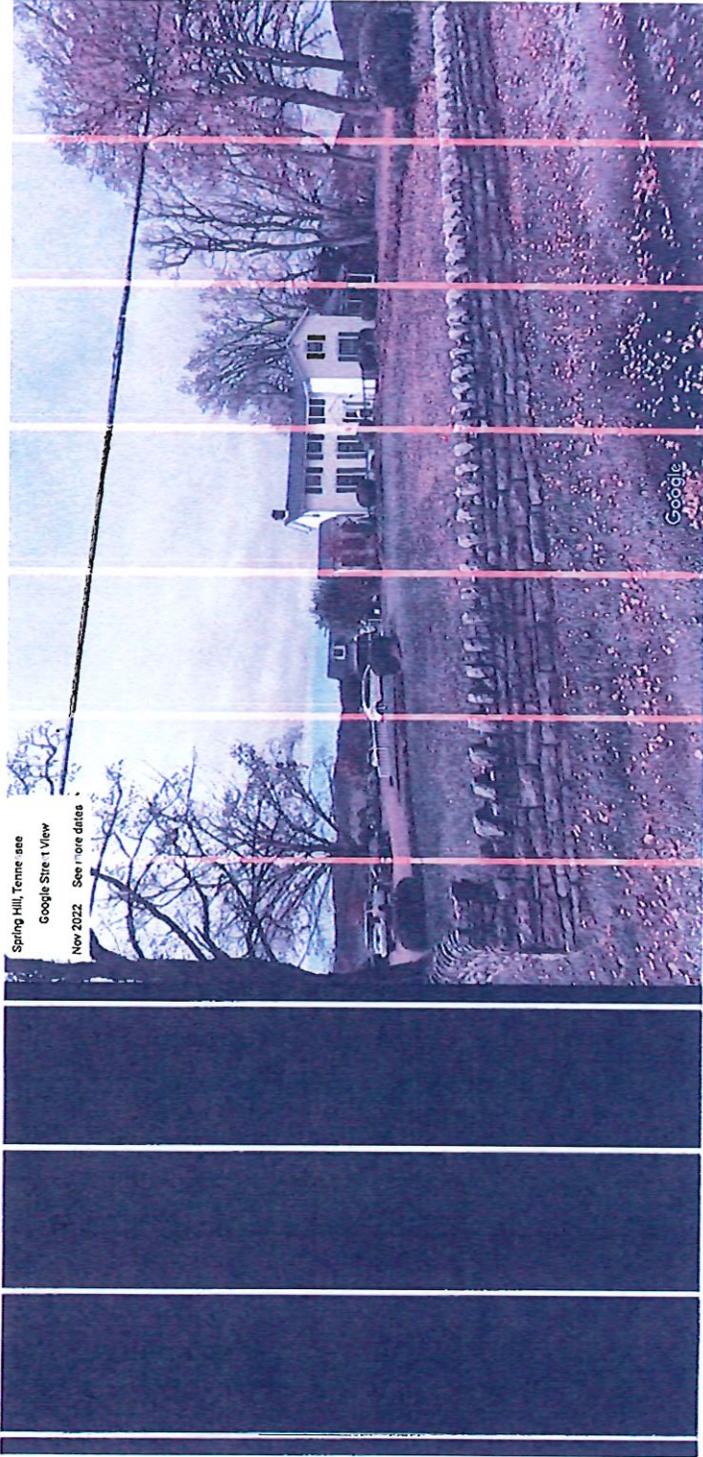
Date Received by Historic Commission: 3/14/23

Placed on Historic Commission Agenda for meeting to be held on: \_\_\_\_\_

July 4th 13, 2023, at 6 p.m.

Recommended  Not Recommended

Dana J. ...  
Secretary of Historic Commission



Spring Hill, Tennessee  
Google Street View  
Nov 2022. See more dates

Image capture Nov 2022 © 2022 Google

← 4347 Main St

All

Street View & 360°

1969

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Being a portion of the property conveyed to M. H. Scivally, et ux, by deed of record in Deed Book 77, page 259, Register's Office of Williamson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Boyce C. Magli and wife, Cheryl S. Magli, their heirs and assigns, forever.

AND WE COVENANT with the said Boyce C. Magli and wife, Cheryl S. Magli, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except as follows:

(1) Subject to County and City taxes for the year 1969, which are a lien but not yet due and payable. Said taxes will be pro-rated between the parties as of the date of this deed, with the grantees paying their pro-rata part thereof to grantors, who will be responsible for the payment of the entire taxes when they become due and payable.

(2) Subject to easement for public road lying on and across said property. (Wilkes Road)

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Boyce C. Magli and wife, Cheryl S. Magli, their heirs and assigns, against the lawful claims of all persons, whomsoever.

It is agreed and understood between the grantors and grantees that the possession of the dwelling house on the above property will pass to the grantees on or before sixty days from the date of this instrument; that possession of the above described property will pass as the present crops are removed and possession of the tenant house situated on the above described property will pass to grantees on or before January 1, 1970.

\*It is expressly agreed and understood between the grantors and grantees that the antique light fixture

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located in the dining room of the main dwelling house on the above described property does not pass under the provisions of this instalment deed but is expressly reserved and retained by the grantors.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and instalments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said BOYCE C. MAGLI and wife, CHERYL S. MAGLI, hereinafter referred to as trustor, hereby transfer and convey unto STANLEY D. HOLTMAN, TRUSTEE, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustor agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of \$20,000.00, or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

Trustor further agrees to pay all taxes and assessments thereon, general or special, and to pay them when due, and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge,

cannot be used as a basis for...

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or remove, any and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and expenses of such appearance or proceedings, together with a reasonable attorney's fee, shall be allowed, and be payable by trustor upon demand of the Trustee or lawful owner or holder of said indebtedness, and, upon failure to do any of these things, then said trustee, or the lawful owner and holder of said indebtedness may do any or all of these things, and the amounts so paid shall bear 6 percent interest from the date of payment and shall be and become a part of the indebtedness secured hereby.

Now, if trustor shall pay the indebtedness aforesaid when due, according to its terms, and pay taxes, keep up repairs and keep said premises insured, and pay any and all sums when due, as aforesaid, then this trust conveyance shall be of no further force or effect. But if said indebtedness, or any installment thereof, or interest thereon, is not paid promptly at maturity, or if, failing to pay taxes, keep up repairs or keep said premises insured, or pay said other sums when due, as herein provided; trustor fails to reimburse the trustee, or lawful owner and holder of said indebtedness for all sums, with interest, so expended by said trustee, or lawful owner and holder of

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said indebtedness, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said indebtedness then past due and unpaid, all remaining unpaid indebtedness and installments thereof, shall become due and payable at once, without notice, and the said trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Williamson County, Tennessee, to sell said property at the front door of the Courthouse in said County to the highest bidder for cash; at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance. The trustee may, at any time after default in the payment of any of said indebtedness, enter and take possession of said property, and shall only account for the net rents actually received by him. It is further agreed that, in the event the trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the trustee as follows:

- 1st. To the payment of all costs, charges and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees

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for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid indebtedness herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to trustor, their order, representatives, or assigns.

In case of the death, absence, inability or refusal to act of said trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said indebtedness, or, if more than one when said indebtedness is represented by notes, then of the first maturing unpaid note, or upon his refusal or failure to so do, then the holder in order of the next maturing notes, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Williamson County, Tennessee, and the title herein conveyed to the above named trustee shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

In Witness Whereof, the parties to this instrument have signed their names, on this the 13th, day of August, 1969.

722 309

PM 165 No. 386

*M. H. Scivally*  
M. H. Scivally

*Elsie Green Scivally*  
Elsie Green Scivally

*Boyce C. Magli*  
Boyce C. Magli

*Cheryl S. Magli*  
Cheryl S. Magli

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, Seval J. Green  
a Notary Public in and for said State and County, M. H.  
Scivally and wife, Elsie Green Scivally and Boyce C. Magli  
and wife, Cheryl S. Magli, the within named bargainors, with  
whom I am personally acquainted and who acknowledged that  
they executed the foregoing instrument for the purposes  
therein contained.



Witness my hand and official seal at Franklin,  
Tennessee, on this the 13th day of August, 1969.

*Seval J. Green*  
Notary Public

My Commission Expires: October 26, 1970

8K 165-P 387

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

165 P 387

The actual value or consideration, whichever is greater, for this transfer is \$ 54,500.00

M. H. Magli



Sworn to and subscribed to before me, on this the 13 day of August, 1969.

Samuel D. Bennett  
Notary Public

My Commission Expires:

Oct. 26, 1970

M. H. SCIALLY, ET UX

TO (INSTALLMENT DEED)

ROYCE C. MAGLI, ET UX

REGISTRAR'S OFFICE  
STATE OF TENNESSEE  
WILLIAMSON COUNTY

Received for record this 13 day of Aug 1969 at 10:39 o'clock P.M.  
Noted in Note Book 211, page 91  
and Recorded in Book No. 787 For \$ 54,500.00

Witness my hand  
JIMMIE D. BENNETT, JR.  
NOTARY PUBLIC

Samuel D. Bennett

BERRY & BERRY  
ATTORNEYS AT LAW  
FRANKLIN, TENNESSEE 37064

Filed Aug 14-1969 10:39 am



And we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said property to the said M. H. Scivally and wife, Elsie Green Scivally

their heirs and assigns, against the lawful claims of all persons.

Witness our hands, this the 23rd day of October, A.D. 1943

Witness:



Willie Ferrell Harris  
Edward Ward Harris

STATE OF TENNESSEE, WILLIAMSON COUNTY

Personally appeared before me, Seval J. Green, a Notary Public in and for said County and State, the within-named Edward Ward Harris and wife, Willie Ferrell Harris

the bargainors, with whom I am personally acquainted and acknowledged that they executed the annexed instrument for the purposes therein contained.

And ~~the said~~ ~~having appeared before me privately and apart from her husband~~, the said ~~wife~~ of the said

~~having appeared before me privately and apart from her husband~~, the said

~~acknowledged the execution of the said instrument to have been done by her freely, voluntarily, and understandingly, without compulsion or constraint from her husband, and for the purposes therein expressed.~~

Witness my hand and official seal, at office, this 23 day of October, 1943  
(SEAL)

Commission expires: 10-12-46 Seval J. Green Notary Public.

STATE OF TENNESSEE, WILLIAMSON COUNTY.

Filed for record this 11 day of December, 1943, at 1 o'clock P minutes M.

Rachel M. Ewing Register



The debt herein secured having been paid in full to the lawful owner, and holder thereof, we hereby release the lien on the within described property held to secure the payment of said debt. This 11-12 19

Witness: \_\_\_\_\_  
Recorder

of land lying and being in the Eleventh Civil District of Williamson County, Tennessee, described as follows:

Beginning at the Southeast corner of the tract, a point in the center of the Jackson Highway, 28 links North 12½ deg. East of the Southwest corner of the tract sold to C. B. Dement and wife, and running thence along the North margin of the lane North 82½ deg. West 148.60 poles to a post in Pennock's Southeast corner in Hatcher's north boundary line, the Southwest corner of the tract; thence with Pennock's East line North 62.60 poles to a post in her Northeast corner; thence with her North line North 71 deg. West 21.86 poles to a stake in the center of the Louisville and Nashville Railroad; thence with the center of said railroad North 41½ deg. East 15 poles; North 34 deg. East 10 poles; North 30 deg. East 14 poles; North 28½ deg. East 13.50 poles to a stake in S. W. Aaron's Southwest corner in same; thence with said S. W. Aaron's South line, South 86-3/4 deg. East 166.52 poles to a stake in the center of the Jackson Highway, the Northeast corner of the tract; thence with the center of said Jackson Highway, South 12½ deg. West 126.40 poles, passing the N. W. corner of the tract sold to C. B. Dement at 84 poles, to the beginning, containing 122.22 acres, more or less, as determined by survey of S. M. Henderson, Surveyor, Williamson County, Tenn., made Oct. 17, 1929.

And being a part of the same property conveyed to C. L. Liggett by deed of W. A. Mefford, et ux, recorded in Deed Book 71, page 147-8, in the R. O. W. C., Tennessee.

There is reserved, however, an easement and right to use water from the spring or well on the above described premises in which an electric pump is now installed and from which water is now piped across the highway to another tract owned by the undersigned, which has been sold to C. B. Dement and wife, Reeve S. Dement. Said reservation is made for the benefit of the said C. B. Dement and wife, Reeve S. Dement, and their successors in ownership of said tract of land. It is understood, however, that the said C. B. Dement and wife, Reeve S. Dement and their successors in ownership shall pay their proportionate part of the maintenance and operation of said electric pump and the current used in operating same.

To have and to hold said above described real estate with the improvements thereon and appurtenances thereunto belonging unto the said Mrs. Cornelia A. Hatcher and Mrs. Emma A. Ramer, their heirs and assigns, forever.

And we covenant with the said Mrs. Cornelia A. Hatcher and Mrs. Emma A. Ramer, that we are lawfully seized and possessed of said above described real estate, that we have a good and perfect right to sell and convey same and that it is unencumbered, except by taxes for the year 1942, which the undersigned agree to pay when due.

And we further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said above described premises unto the said Mrs. Cornelia A. Hatcher and Mrs. Emma A. Ramer, their heirs and assigns, against the lawful claims of all persons whomsoever.

It is agreed and understood that the crops now growing on said premises are reserved by the grantors and that possession of said premises will be given as the crops growing thereon are harvested and full and complete possession will be given January 1, 1943.

In witness whereof we have hereunto set our hands on this 8th day of July, 1942.

C. L. Liggett  
Susie Williams Liggett

*9* duplicate this Deed Book 71, page 147-8, in the R. O. W. C., Tennessee, by the instrument within record of all laws. *Paul Henry Dement* *Emma Ramer*

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

Personally appeared before me, Winder McGavock, a Notary Public in and for said State and County, the within named C. L. Liggett and wife, Susie Williams Liggett, the bargainors with whom I am personally acquainted and who acknowledged that they executed the above and foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in the above named State and County, on this the 8th day of July, 1942.

Winder McGavock  
Notary Public

(SEAL)  
My commission expires Oct. 22, 1944.

Filed for record the 9th day of July, 1942 at 8:25 o'clock A. M.

Rachel M. Lwing  
Register



The taxes due herein secured having been paid in full to the tax collector, the lien on the within described property, held to secure the payment of the same, is hereby released and the property is again unencumbered, and the payment of the same is hereby released. This is a description of property, held to secure the payment of the same, and is hereby released. 1943

C. L. Liggett, et ux / For and in consideration of the sum of Four  
Do, Deed / Thousand Eight Hundred and 00/100 (\$4,800.00) Dollars paid  
B. Dement, et ux / and to be paid by C. B. Dement and wife, Reeve S. Dement, as  
follows: \$1600.00 in cash, the receipt of which is hereby acknowledged, and the remainder  
by five notes, all of even date herewith, each in the amount of \$640.00, signed by C. B.  
Dement and wife, Reeve S. Dement, payable to C. L. Liggett and due respectively on or  
before one, two, three, four and five years after date, bearing interest from date at  
the rate of 4 1/2% per annum, payable annually, and providing that default in the payment of  
any one or more of said notes or any interest thereon when, due, shall, at the option of  
the holder thereof, make all remaining notes due and payable, and to secure and make  
certain the payment of which a vendor's lien is specifically retained on the real estate  
hereinafter described; we, C. L. Liggett and wife, Susie Williams Liggett, have bargained  
and sold and do hereby transfer and convey unto the said C. B. Dement and wife, Reeve S.  
Dement, a certain tract or parcel of land, lying and being in the Eleventh Civil District  
of Williamson County, Tennessee, described as follows:

Beginning at the southwest corner of the tract, a point in the center  
of the Jackson Highway 28 links South of the Southeast corner of the tract of land sold  
by C. L. Liggett, et ux, to Mrs. Cornelia A. Hatcher, et al., and running thence with  
center of said highway, North 12 1/2 deg. East 43.52 poles to a point in same at Benton Alexander(s)  
Southwest corner; thence with said Benton Alexander and H. H. Kittrell, South 87 1/2 deg.  
East 162.88 poles to a stake against a ledge of rock East of a large pin oak; thence with  
Kittrell South 3 1/2 deg. West 11.62 poles to a stake; thence with Kittrell South 86 1/2 deg.  
East 53.88 poles to a post in his inner corner, the Northeast corner of the tract surveyed;  
thence with Kittrell South 1 1/2 deg. West 75.72 poles to a post in his Southwest corner in  
J. E. Howard's North boundary line, the Southeast corner of the tract surveyed; thence with  
said Howard North 89 1/2 deg. West 56.60 poles to his inner corner post; thence with said  
Howard North 3 1/2 deg. East 44.36 poles to a post in Howard's corner; thence with said Howard's  
North boundary line North 86 1/2 deg. West 169.80 poles to the beginning, containing 72.85  
acres, more or less, as determined by survey of S. M. Henderson, Surveyor, Williamson  
County, Tennessee, made Oct. 17, 1929.

And being a part of the same property conveyed to C. L. Liggett by  
deed of W. A. Mefford, et ux., recorded in Deed Book 71, page 147-8 in the R. U. W. C.,  
Tennessee.

from the date of delivery of this deed.

In witness whereof I have hereunto set my hand on this the 10th day of August, 1943.

STATE OF TENNESSEE  
ANDERSON COUNTY



Martha Pearl Kelly

Personally appeared before me, Mattie Hollingsworth, Co. Ct. Clk, in and for said State and County, the within named Miss Martha Pearl Kelly, the bargainer, with whom I am personally acquainted, and acknowledged that she executed the above and foregoing deed for the purposes therein contained.

Witness my hand and official seal at office in Clinton, Tennessee, on this the 10th day of August, 1943.

Mattie Hollingsworth  
County Court Clerk

(SEAL)  
My commission expires 9/1/46

Filed for record the 12th day of August, 1943 at 2:30 o'clock P. M.

Rachel M. Ewing  
Register

Mrs. Cornelia A. Hatcher, et al // For and in consideration of the sum of  
To, Deed // Fifteen Thousand Six Hundred (\$15,600.00) Dollars  
Edward Ward Harris, et ux // paid and to be paid by Edward Ward Harris and wife,  
Mrs. Willie F. Harris, as follows: \$4354.68 paid in cash, the receipt of which is hereby  
acknowledged, \$6933.32 by the assumption by the said Edward Ward Harris and wife, Mrs.  
Willie F. Harris, of four notes each in the amount of \$1733.33, which said notes are  
executed by Mrs. Cornelia A. Hatcher and Mrs. Emma A. Ramer, payable to C. L. Liggett and  
due respectively on or before two, three, four and five years after date, the payment of  
all of which is secured by lien retained in Deed from C. L. Liggett, et ux, to Mrs.  
Cornelia A. Hatcher and Mrs. Emma A. Ramer, recorded in Deed Book 79, page 6, in the R.  
O. W. C., and \$312.00 by the assumption by said grantees of the interest on said four  
notes above described, for the period from January 1, 1943 to January 1, 1944 and  
\$2000.00 by one note executed by the said Edward Ward Harris and wife, Mrs. Willie F.  
Harris, of even date herewith, payable to Mrs. Cornelia A. Hatcher and Mrs. Emma A. Ramer,  
due on or before January 1, 1944, bearing interest from and after maturity, and to secure  
the payment of all of which a vendor's lien is retained on the real estate hereinafter  
described, we, Mrs. Cornelia A. Hatcher and husband, A. L. Hatcher, and Mrs. Emma A. Ramer  
and husband, Earl Ramer, have bargained and sold and do hereby transfer and convey unto  
the said Edward Ward Harris and wife, Mrs. Willie F. Harris, their heirs and assigns,  
subject to the restrictions and limitations hereinafter set out, a certain tract or  
parcel of land, lying and being in the eleventh Civil District of Williamson County,  
Tennessee, described as follows:

Beginning at the southeast corner of the tract, a point in the center of  
the Jackson highway 28 links North 12½ deg. East of the Southwest corner of the tract  
sold to C. B. Dément and wife, and running thence along the North margin of the lane North  
82½ deg. West 148.60 poles to a post in Pennock's Southeast corner in Hatcher's north  
boundary line, the Southwest corner of the tract; thence with Pennock's East line North  
62.60 poles to a post in her Northeast corner; thence with her North line 71 deg. West  
21.86 poles to a stake in the center of the Louisville and Nashville Railroad; thence  
with the center of said railroad North 41½ deg. East 15 poles; North 34 deg. East 10 poles;

The office debt herein secured having been paid in full to the lender, and holder thereof, I hereby release the lien on the within described property, held to secure the payment of said debt.  
 This 17th day of August 1943  
 Rachel M. Ewing  
 Register

North 30 deg. East 14 poles; North 28½ deg. East 13.50 poles to a stake in S. W. Aaron's Southwest corner in same; thence with said Aaron's south line, South 86-¾ deg. East 166.52 poles to a stake in the center of the Jackson Highway, the Northeast corner of the tract; thence with the center of said Jackson Highway, South 12½ deg. West 126.40 poles, passing the N. W. corner of the tract sold to C. B. Dement at 84 poles, to the beginning containing 122.22 acres, more or less, as determined by survey of S. M. Henderson, Surveyor Williamson County, Tennessee, made October 17, 1929.

And being the same property conveyed to Mrs. Cornelia A. Hatcher and Mrs. Emma A. Ramer by deed of C. L. Liggett, et ux, of record in Book 79, page 6, in the R. O. W. C., Tennessee.

This conveyance is made subject, however, to an easement and right to use water from the spring or well on the above described premises, in which an electric pump is now installed and from which water is now piped across the highway to a tract of land now owned by C. B. Dement and wife, which easement was reserved by C. L. Liggett in deed from said Liggett to Mrs. Cornelia A. Hatcher, et al., above mentioned, to which deed reference is here made.

To have and to hold said above described real estate with the improvements thereon and appurtenances thereunto belonging unto the said Edward Ward Harris and wife, Mrs. Willie F. Harris, their heirs and assigns, forever, subject, however, to the restrictions and limitations hereinafter set out.

And we covenant with the said Edward Ward Harris and wife, Mrs. Willie F. Harris, that we are lawfully seized and possessed of said above described real estate, that we have a good and perfect right to sell and convey same and that it is unencumbered except by taxes for the year 1943, which we agree to pay when due and also by the easement and lien notes above mentioned.

And we further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said above described premises unto the said Edward Ward Harris and wife, Mrs. Willie F. Harris, their heirs and assigns, against the lawful claims of all persons whomsoever.

It is agreed and understood that possession of the land in cultivation will be given as the fall crops are removed and that possession of the remainder of said premises will be given on or before January 1, 1944.

It is further agreed and understood and is part of the consideration for this conveyance that for a period of ten years from the date hereof no mercantile establishment or business house, filling station or dance hall shall be built or maintained on said above described premises and that said property cannot be sold or leased to persons of African descent.

In witness whereof we have hereunto set our hands on this the 7th day of August, 1943.

STATE OF TENNESSEE  
WILLIAMSON COUNTY



Cornelia A. Hatcher  
A. L. Hatcher  
Emma A. Ramer  
Earl Ramer

Personally appeared before me, Mary Leila Dozier, a Notary Public in and for said State and County, the within named A. L. Hatcher and wife, Cornelia A. Hatcher, two of the bargainors, with whom I am personally acquainted and who acknowledged that they executed the above and foregoing deed for the purposes therein contained.

Witness my hand and official seal at office in the above named State and County, on this the 7th day of August, 1943.

(SEAL)  
My commission expires April 16, 1945

Mary Leila Dozier  
Notary Public

1937

W.A. Mefford, et ux., / For and in Consideration of the sum of Ten and 00/100  
 To, Warranty Deed // Dollars paid by C.L. Liggett, the receipt of which is hereby  
 C. L. Liggett, / acknowledged, and the transfer and convey of other property  
 situated in Coffee County, Tennessee, we, W.A. Mefford and wife, Elizabeth Mefford,  
 have bargained and sold and by these presents do transfer and convey unto the said  
 C.L. Liggett, his heirs and assigns, a certain tract or parcel of land in Williamson  
 County, State of Tennessee, as follows:

FIRST TRACT: Lying and being in the 11th Civil District of Williamson  
 County, Tennessee, Beginning at the southeast corner of the tract, a point in the  
 center of the Jackson Highway, 28 links north 12 1/2 east of the southwest corner  
 of the second tract described herein, and running thence along the north margin  
 of the lane North 82 1/2 west 148.60 poles to a post in Pennock's southeast corner  
 in Hatcher's north boundary line the southwest corner of the tract; thence with  
 Pennock's east line North 62.60 poles to a post in her northeast corner; thence  
 with her north line north 71 west 21.86 poles to a stake in the center of the  
 Louisville and Nashville Railroad; thence with the center of said railroad North  
 41 1/2 east 15 poles; north 34 east 10 poles; north 30 east 14 poles; north 28 1/2  
 east 13.50 poles to a stake in S.W. Aaron's southwest corner in same; thence with  
 said Aaron's south line south 86 3/4 east 166.52 poles to a stake in the center of  
 the Jackson Highway, the northeast corner of the tract; thence with the center of said  
 Jackson Highway South 12 1/2 West 126.40 poles, passing the northwest corner of said  
 second tract at 84 poles to the beginning, containing 122.22 acres, more or less,  
 as determined by survey of S. M. Henderson, Surveyor, Williamson County, Tenn., made  
 Oct. 17, 1929.

SECOND TRACT: Lying and being in the 11th Civil District of Williamson  
 County, Tennessee, Beginning at the southwest corner of the tract, a point in the  
 center of the Jackson Highway 28 links south of the southeast corner of the first  
 tract described herein, and running thence with center of said highway north  
 12 1/2 East 43.52 poles to a point in same at Benton Alexander's southwest corner;  
 thence with said Benton Alexander's southwest corner; thence with said Benton Alexander  
 and R.H. Kittrell, South 87 1/2 East 162.88 poles to a stake against a ledge of rock  
 East of a large pin oak; thence with Kittrell south 3 1/2 West 11.62 poles to a  
 stake; thence with Kittrell South 86 1/2 East 53.88 poles to a post in his inner corner,  
 the northeast corner of the tract surveyed; thence with Kittrell south 1 1/2 West  
 75.72 poles to a post in his southwest corner, in J.E. Howard's north boundary line,  
 the southeast corner of the tract surveyed; thence with said Howard's north boundary  
 line, the southeast corner of the tract surveyed; thence with said Howard North 89 1/2  
 West 56.60 poles to his inner corner post; thence with said Howard North 3 1/2 East 44.36  
 poles to a post in Howard's corner; thence with said Howard's north boundary line  
 North 86 1/2 West 169.80 poles to the beginning, containing 72.85 acres, more or less  
 as determined by survey of S. M. Henderson, Surveyor of Williamson County, made  
 Oct. 17, 1929.

THIRD TRACT: Lying and being in the 4th Civil District of Williamson County  
 Tennessee, Beginning at the southwest corner of the tract, at stake in the point  
 of intersection of the center lines of the Buckner Road and the Jackson Highway and  
 running thence with the center of the latter North 12 1/2 East 42 poles to the  
 BEGINNING on the eastward curve in same and continuing 8 poles, a total of 50 poles

to a stake in the west margin of said Jackson Highway, said stake being in the center of the former location of the highway (old Franklin - Spring Hill Turnpike); thence with Sedberry's south line north 89 3/4 East 130 poles to Buford's northwest corner; thence with Buford's west line south 4 west 66 poles to Jones' northeast corner; thence with Jones' north line north 87 1/2 West 40.50 poles to a post in his northwest corner; thence with Jones' west line south 4 west 17.50 poles to a stake in the north margin of Buckner Road; thence with the north margin of said Buckner Road north 87 1/2 west 32.80 poles; north 77 1/2 west 16 poles; north 74 1/2 west 16 poles; north 43 1/2 west 13 poles to a stake in same; thence with said Buckner Road north 57 1/2 west 26 poles to the beginning, containing 59 acres, more or less, as determined by survey of S. M. Henderson, Surveyor of Williamson County, Tenn. Made Oct. 17, 1929.

For further description and source of title reference is made to the deed from A.B. Ewing, Clerk & Master, to W.A. Mefford, Book 17, page 612, deed from Henry S. Pointer and wife to W.A. Mefford, Book 37, page 253; deed from J.W. Harrison and wife to W.A. Mefford, Book 23, page 487, deed from C.C. Redmon to W.A. Mefford, Book 31, page 30, and deed from Jas. R. Buckner to W.A. Mefford Book 39, page 435, all of the Register's Office of Williamson County, Tennessee.

The purchaser C.L. Kiggett assumes and agrees to pay an indebtedness against this property in the sum of \$14,500.00. Said indebtedness is evidenced by four notes aggregating the sum of \$12,000.00 together with interest, making a total not to exceed \$14,500.00. Said notes are secured by a Deed of Trust recorded in Trust Deed Book 48, page 259, R. O.W.C., Tennessee. Said grantee also assumes and agrees to pay the taxes for 1937.

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said C.L. Liggett his heirs and assigns, forever. And we do covenant with the said C.L. Liggett that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except as hereinbefore stated.

And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land to the said C.L. Liggett his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of June 1937.

W.A. Mefford,

Elizabeth Mefford,



State of Tennessee,  
Williamson County.

Personally appeared before me W.T. Anderson, a Notary Public in and for said County and State the within named W.A. Mefford, and wife Elizabeth Mefford, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

And Elizabeth Mefford wife of the said W.A. Mefford, having appeared before me privately and apart from her husband the said Elizabeth Mefford, acknowledged the execution of the said instrument to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband and for the purposes therein expressed.

Witness my hand and official seal at Franklin, Tennessee, this  
16 June 1937.

(SEAL)

W.T. Anderson, Notary Public,

Filed for record this the 17th day of June 1937 at 3:45 P.M.

Rachel M. Ewing, Register

Witness my hand and official seal, at Franklin, Tennessee, this 13th day of January, 1914.

(Seal) W. G. Munkham Notary Public

Filed July 18-1914 at 11:20 am. See S. M. Green Register

H. S. Pointer and wife } For and in consideration of the sum of twenty  
T. J. Reed } one hundred and twenty-five dollars, to be paid on or  
W. G. Mefford } before the first day of October 1913, by William G.  
Mefford, for which he the said William G. Mefford

has this day executed his promissory note in said sum, having been  
shown hereunto, with out interest until after the maturity thereof, payable  
on or before the first day of October 1913 to the order of Henry S. Pointer, to  
whom which note a vendor's lien is hereby expressly retained in the case  
entire herein after conveyed, to Henry S. Pointer and wife Mattie C. Pointer,

and Mrs. Jennie B. Pointer, widow of Henry S. Pointer, have payment and  
paid and by these presents do transfer and convey unto the said William  
G. Mefford and his heirs and assigns, all of those certain tracts or parcels

of land, located lying and being in the 11th civil district of Williamson  
County, in the State of Tennessee, bounded and described as follows: First,  
Beginning at a stake in N. B. Pointer's South boundary, thence with

said line south 88°14' E. 64.08 poles to a rock, same being John Jones,  
Colonel, Northwest corner; thence south 72° 17.44 poles to a stake

on the north side of the public road, thence with said road north 87° 4' 11"  
30.14 poles to a stake; thence N. 84°14' W. 48.84 poles to a stake; thence N.

78° 13' 32. poles to a stake; thence N. 66°14' W. 13.36 poles to a stake;  
thence N. 18°14' W. 10 poles to the beginning, containing two acres and three tenths

poles, or the same more or less, and being the same tract of land which  
was conveyed to Henry Pointer, father of grantor Henry S. Pointer, by deed of

J. B. Alexander and wife, of record in deed book number 12 at page  
534, Register's office of Williamson County, to which reference is here made,  
and which passed to Henry S. Pointer, the sole heir of Henry S. Pointer, subject

to the rights of Mrs. Jennie B. Pointer, the widow of Henry S. Pointer, who  
jointly with Henry S. Pointer in executing this conveyance. Second, Being

all of lots numbers 1, 2, 3 and 4, except one and one-tenth acre  
one of the corner of said lot number 2, which was heretofore conveyed by

W. J. Jellison and wife to J. B. Alexander, the metes and bounds of which one  
and one-tenth acre are set out in the deed to J. B. Alexander to which  
reference is made. Said lots numbers 1, 2, 3, and 4 being the lots designated

as timber land in the plat and survey by the commissioners in the case  
of Brasley and Pointer, executor, vs. Peter Pointer, et al., in the County  
Court of Williamson County, Tennessee, to which reference is here made,  
and being a portion of the lots purchased by W. J. Jellison from Henry Pointer

or executed by his deed to said Jellison which is deposited August 4,  
1886, on pages 427-8 of Deed Book number 11 in the Register's office

I, the undersigned, Clerk of the Court, do hereby certify that the foregoing is a true and correct copy of the original of the same as filed in my office on the 13th day of January, 1914.

of Williamson County, Tennessee, to which reference is here made, and said four parts of land herein conveyed are bounded as follows: Lot No. one of timber land, beginning on the southwest corner of lot number 1 which was set apart on said survey to Samuel Pointe, Thence with the same North 88 1/2° East 60 poles to a stake 4 poles west of an elm marked for and apt., thence North West 31 poles to a mulberry, two elms on hillside; thence North 88 1/2° West 65 poles to the center of pipe, large red oak pointer standing on east side of pipe, thence with the same with it east to the beginning containing eleven and one-fourth acres (11 1/4) and being the lot originally set apart to Pallas M. Bralley of the timber land. Lot No. two, timber land on said plat, being same purchased by W. J. Fuller from W. L. Abornathy, and wife Vera Abornathy, as evidenced by their deed dated - day of - 1889 - and bounded as follows: Beginning in the center of the Proclamation and Columbia Pacific road at corner of timber lot number 1, thence North 88 1/2° East 65 poles to the southeast corner of lot number 1, thence North West 32 poles to a stake in T. B. Alexander's North boundary line thence North 88 1/2° West 69 poles to the center of the pipe, thence with the center of the same 3 1/2 poles to the beginning, containing thirteen and three-fourth acres (13 3/4), from which is to be deducted the one and one-fourth acre conveyed by W. J. Fuller to T. B. Alexander as herebefore stated, and leaving in this lot number 2 twelve and thirteen hundredths acres (12 13/100) herein conveyed. Lot No. three, timber land, beginning in the southeast corner of lot number 1 of timber land, thence South 2 west 63 poles to a stone in Alexander's North boundary line, thence with same North 88 1/2° East, 35 poles to the boundary and two elms; thence North two degrees east 63 poles to a pole of stone for pine, two elms and walnut pointer, thence North 88 1/2° West 35 poles to the beginning, containing fourteen (14) acres and being the lot of timber land set apart to Cynthia M. Hancock. Lot No. four, timber land, beginning on the southeast corner of lot number 3, timber land, thence North 88 1/2° East 35 poles to the South corner, Paula's southeast corner, thence South 2 west 63 1/2 poles to T. B. Alexander's corner, thence with the same North 88 1/2° West 35 poles to the south east corner of lot number 3, thence North 2 east 63 1/2 poles to the beginning, containing fourteen (14) acres and being the lot of timber land set apart to Henry Pointe and reference is here made to the records, plat, report and proceedings in said case of Bralley and Pointe against vs. Pallas Pointe et al for a more accurate and complete description of said lands, the four lots containing as follows: Lot No. 1, 11 1/4 acres; Lot No. 2, 12 13/100 acres; Lot No. 3, 14 acres; and Lot No. 4, 14 acres; aggregating together 51 and 1/100 acres, more or less, herein and hereby intended to be conveyed, and said four lots being the same conveyed to Henry O. Pointe, father of grantor Henry S. Pointe, by deed of W. J. Fuller and wife of record in deed



corner, it being the S. E. Corner of Hood land No. 3 thence N 87° east 53 poles & 22 links to a stone N. E. of one stone, thence S 2 West 78 poles to a stone on the west side of gate post, thence South 89½ East 57 poles to a stake in Brigobys North boundary line, thence North 76¼ poles to the beginning, containing 26 acres and 114 poles, more or less, said land being a part of the lands of William Harrison, decd, as shown by survey & plat of W. H. Harry entered on page 144-5-6 minute Book of County Court March term 1878. To Have and to Hold the said lands with the improvements and appurtenances thereunto belonging, to the said W. A. Mafford, his heirs and assigns forever, And I covenant with the said W. A. Mafford that I am lawfully seized of said lands, have a good right to convey it, and that it is unincumbered, And I do further covenant and bind my heirs and representatives to warrant and forever defend the title to said property to the said W. A. Mafford, his heirs and assigns, against the lawful claims of all persons, And I Annis B. Harrison, wife of the said J. M. Harrison, do hereby transfer and convey and release and relinquish to the said grantee, his heirs and assigns, all right, title and interest of every kind whatever I have or may have in and to said property and particularly such as I have or may have under and by virtue of the lands of Tennessee relating to homestead and dower, Witness our hands this, the 1 Day of Oct. One Thousand Nine Hundred and two (A. D. 1902).

J. M. Harrison  
Annis B. Harrison

State of Tennessee, County of Williamson,  
Personally appeared before me, O. A. House, a Notary Public the within named J. M. Harrison's wife Annis B. Harrison, the bargainers with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purposes therein contained, And Mrs. Annis B. Harrison acknowledged the execution of the said instrument to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, and for the purposes therein expressed. Witness O. A. House, N.P. at office, this, the 6th day of Oct. 1902. O. A. House, N.P.

(Seal)

Filed Oct. 6th 1902, at 10:30. A. M.

O. B. Archall, Register.

St. Jay P. Co. Clk.

I declare that I am the true and lawful holder of the claim above by the within recorded instrument and hereby acknowledge the same and discharge of him to secure same in full  
 J. M. Harrison  
 Notary O. A. House

W. B. Stinson  
 et al -  
 To { Bond  
 Trustee  
 Methodist  
 Missionary  
 Church,

For and in consideration of the sum of eight dollars, we have this day bargained and sold unto J. P. Brook, Jack Sullivan, J. W. Lemley, W. M. Ferilin, J. A. Brock & W. R. Southern, Trustees, the following lot of land being and lying in the first civil district of Williamson County, State of Tennessee, and bounded as follows: Beginning on J. S. Howell N. W. corner, running west 35 yards with Outby's line to Jack Sullivan's, S. E. thence J. one hundred and forty yards to said Sullivan's corner, thence east 35 yards with said Sullivan's, thence North to the beginning containing one acre, more or less. To have and to hold unto the said Trustees and their successors in office forever, said land to be used and set apart for the use of the Methodist Missionary Church we covenant with them that we are lawfully seized of said land - have a good right to convey it, we covenant to forever warrant the title to said land against all persons, this July 23, 1902,

W. B. Stinson,  
 Frances Stinson

State of Tennessee, Williamson County,  
 Personally appeared before me, J. W. Hendricks, a Notary Public in and for said County, the within named bargainers, W. B. Stinson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. And Frances Stinson, wife of the said W. B. Stinson, having personally appeared before me, privately and apart from her husband, the said Frances Stinson acknowledged the execution of the said bond to have been done by her freely, voluntarily, and understandingly, without compulsion or restraint from her said husband, and for the purposes therein expressed, Witness my hand and official seal, this 23<sup>rd</sup> day of July - 1902. J. W. Hendricks, Notary Public.

(Real) Filed Oct. 6<sup>th</sup> 1902 at 9:40 A. M.

O. B. Panchell, Register

J. W. Harrison  
 and wife  
 To { Bond  
 W. A. Muffard

For and in consideration of the sum of Twenty Eight and  $\frac{77}{100}$  Dollars, paid in cash, the receipt whereof is hereby acknowledged and \$1200<sup>00</sup> by 4 notes made by W. A. Muffard which notes are as follows: Four notes for three (\$300<sup>00</sup>) hundred dollars each, dated Oct. 1<sup>st</sup> 1902 due in one, two, three & four respectively with interest from date, payable annually, and to secure and make certain the payment of which notes - or deferred payments a lien is ~~retained~~ hereby expressly reserved and retained on the lands hereinafter described, and hereby conveyed, until the whole (principal and interest) is paid. J. W. Harrison here bargained and sold, and do hereby transfer and convey unto said W. A. Muffard the following described land in Williamson County, State of Tennessee: A certain tract of land lying in the 11<sup>th</sup> Civil district of said County & State & described as follows: Beginning on J. B. Alexander's S. E

Witness my hand and official seal, in the State and County aforesaid on this 12 day of Feb. 1916.

(SEAL)

R. L. Hall, Notary Public.

Filed for record this the 3rd day of April 1916. At 10- A. M.

C. G. Lavender, Register.

Jas. R. Buckner, et ux. }  
to/deed } FOR and in consideration of the sum of Eleven Hundred  
W. A. Mefford. } dollars cash in hand paid, the receipt of which is  
hereby acknowledged we have this day bargained, and  
sold and do ~~###~~ by this instrument transfer and convey unto W. A. Mefford, the  
following tract of land described as follows:

Lying in the 4th civil district of Williamson County, Tenn., and on the west side of the Columbia Pike and bounded as follows: viz: On the North by the lands of S. S. Young, on the east by the Columbia pike, and on the south, and west by lands of W. A. Mefford, containing 9-1/4 acres, more or less. being the same tract of land conveyed to Wm. B. Veevers by deed of Mrs. Ivie. M. Alexander, and husband T. B. Alexander by deed of record in R. O. W. C.

To have and to hold the said lands together with all improvements, and appurtenances thereunto belonging to the said W. A. Mefford, his heirs and assigns forever. And we, covenant with the said W. A. Mefford that I am lawfully seized, and possessed of said land, have a good right to convey the same, and that it is unincumbered. And I do further covenant to bind myself, my heirs, and representatives to warrant and forever defend the title to said property to the said W. A. Mefford his heirs, and assigns against the lawful claims of all persons.

Witness our hand this the 3rd day of November 1915.

U. S. I. R. \$1.00

Jas. R. Buckner,

Louise Eve Buckner,

STATE OF TENNESSEE, MAURY COUNTY.

PERSONALLY appeared before me, E. H. Ayres, Notary Public in and for said County and State, the above named Jas. R. Buckner and Louise Eve Buckner the bargainors with whom I am personally acquainted, and who acknowledged that they executed the above instrument for the purposes therein expressed. And Louise Eve Buckner, wife of the said Jas. R. Buckner, having personally appeared before me, privately and apart from her husband, the said Louise Eve Buckner acknowledged the execution of the said instrument to have been done by her freely, voluntarily and understandingly, without compulsion or constraint from her said husband, and for the purposes therein expressed. My commission expires April 1916.

Witness my hand and seal at office in Spring Hill, Tenn., this 16 day of Feb. 1916.

(SEAL)

E. H. Ayres, Notary Public.

Filed for record this the 3rd day of April 1916. At 1-30 P. M.

C. G. Lavender, Register.

W.A.Roberts, et ux., ; FOR AND IN CONSIDERATION OF the sum of Two Thousand Twen-  
To/Deed, ; ty-eight and 12/100 (\$2028.12), Dollars, paid and to be  
J.E.Kelley., ; as follows:- Five Hundred Twenty-five (\$525.00), Dollars,  
cash in hand paid, the receipt of which is hereby acknowl-  
dged, and Fifteen Hundred Three and 12/100 (\$1503.12), Dollars, due by (83) equal  
promissory notes of Eighteen and No/100 (\$18.00), dollars each, of even date  
herewith, without interest, due on the first of each month respectively, the  
first one falling due May 1, 1916, and also one note for Nine and 12/100 (\$9.12)



from & of the same S. 2° W. 31 poles to a Mulberry, 2 Elms on Hill side, then  
 N. 88° E. 1/2 W. 65 poles to the center of Pike, large Red Oak, Painter standing  
 on each side of Pike, then with the same N. 11° E. to the beginning  
 containing 1 1/4 acres being the lot originally set apart to Sallie W. Brown  
 & Jay of the Timber land Lot No 2. Timber land on said Plat  
 being same purchased by me from W. L. Abraham, wife Susan Abraham  
 they are enclosed by their deed to mine dated day of 1884 and  
 recorded as follows: Beginning in the center of the Franklin &  
 Resurrection Town Pike S. W. corner of timber lot No 1, then S. 88° E.  
 E. 65 poles to the S. E. corner of Lot No 1, then S. 2° W. 82 poles to a  
 Stake in S. B. Alexanders. S. B. line, then S. 88° W. 68 poles to  
 the center of the Pike, then with the center of the same  
 32 1/2 poles to the beginning, containing 1 3/4 acres, from which  
 is to be deducted the 1/4 acres conveyed by me to S. B. Alexander  
 as herein before stated, this leaving in this lot No 2, 1 1/2 acres  
 hereinafter conveyed. Lot No 3, Timber land in said land of Henry  
 Painter to me above referred to, beginning on the N. E. corner  
 of Lot No 1 of Timber land, then S. 2° W. 63 poles to a stake  
 in Alexanders S. B. line, then with the same S. 88° E. 55  
 poles to a Mulberry & 2 Elms, then N. 2° E. 63 poles to a pile  
 of Stone Saw-pow, 2 Elms & Walnut Painter, then N. 88° W.  
 35 poles to the beginning, containing 1 1/4 acres being the lot  
 of Timber land set apart to Benjamin McLanahan, Lot No 4  
 Timber land in said of Henry Painter to me above refer-  
 red to beginning on the N. E. corner of Lot No 3, Timber land  
 then S. 88° E. 55 poles to the N. end corner Banks & W. cor-  
 ner, then with Banks line S. 2° W. 62.16 poles to W. Alexander  
 corner, then with the same N. 88° W. 35 poles to the S. E.  
 corner of Lot No 3, then N. 2° E. 63.16 poles to the beginning  
 containing 1 1/4 acres, the lot of timber land set apart to Henry  
 Painter, and reference is here made to said deed herein  
 before referred to & to the Plat, report & proceedings in said case  
 of Bradley & Painter vs. S. B. Patten Painter et al, for a more  
 accurate & complete description of said lands, the said four  
 lots containing as follows: Lot No 1, 1 1/4 acres, Lot No 2, 1 1/2  
 acres, Lot No 3, 1 1/4 acres & Lot No 4, 1 1/4 acres, aggregating togeth-  
 er 5 1/2 acres more or less, herein thereby intended to be con-  
 veyed, to the said H. P. Painter, to have & to hold said parcels of lots  
 of land with the appurtenances & thereto belonging to him his heirs  
 and assigns, I certify that I am lawfully seized of the same &  
 have a good right to convey the same & that the same is not  
 encumbered, and I will warrant & forever defend the title ther-  
 of to the said H. P. Painter his heirs & assigns against the law-  
 ful claims of all persons whomsoever, it being understood  
 however that a lien is hereby retained on said land until  
 the whole of the purchase money shall be paid & I am to give  
 possession of same by day 1<sup>st</sup> 1884, at which time the note  
 for the purchase money falls due. Was Sallie B. Johnson Wf

These  
 to the  
 said  
 lots

of said Wm Zellner, signs this deed for the purpose of relinquishing any & all claims she as his said wife may have in & to said land including her right to Homestead.  
In Witness whereof we have hereunto set our hands & affixed our seals this 11th day of Nov 1886.

Wm Zellner (and)  
Sallie R Zellner (and)

State of Tennessee Personally appeared before me W.D. Smith Clerk of Williamson County the County Court of said County the within named Wm Zellner and wife Sallie R Zellner the bargainors, with whom I am personally acquainted, and acknowledged that they executed the annexed instrument for the purposes therein expressed.  
And Sallie R Zellner wife of the said Wm Zellner having personally appeared before me, separately and apart from her husband, the said Sallie R Zellner acknowledged the execution of the said to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband, and for the purposes therein expressed.  
Witness my hand & office this 8 day of Nov 1886.

W.D. Smith Clerk.

Noted at 1 P.M. Jan'y 11. 1887. Registered July 12. 1887. J. S. Buford Recorder

Handwritten notes in the left margin, including names like 'The E. Haynes' and 'Sallie R Zellner'.

This Indenture made the 11th day of January 1887, between Thomas E. Haynes of the first part, and Saml. Bygones and Sola Bygones of the second part, all of Williamson County, State of Tennessee, Witnesses etc; That for and in consideration of five dollars, Cash in hand paid to the said Thomas Haynes, by the said Saml. Bygones and Sola Bygones, the receipt of which to bind, acknowledged the said Thomas E. Haynes of the first part hath hereby bargain, sell transfer and convey, to the said Saml. Bygones and Sola Bygones of the second part, his entire interest in a certain tract or parcel or lot of land in the County of Williamson, State of Tennessee, and lying and being on the North West side of the Public Square in the town of Franklin, and being lots nos 2 and 3 upon the plat of Mrs M. F. Harris property and described as set forth in the deed of W. L. Winstead & Co of date Feb'y 26<sup>th</sup> 1886, to Haynes & Andrews, and on some day by M. L. Andrews to Tho. E. Haynes. And reference to which deeds is here made for specific metes and bounds. To have and to hold said real estate with all the hereditaments and appurtenances thereto belonging, to the said Saml. Bygones and Sola Bygones and their heirs and assigns forever. In witness whereof the said Tho. E. Haynes hath hereunto set his hand this January 12<sup>th</sup> 1887.  
Tho. E. Haynes.



City of Spring Hill Historic Commission  
Minutes

April 13, 2023 – 6:00PM



Co-Chair Alicia Fitts called the meeting to order in the City Hall Courtroom at 6:00PM

Attendees: Co-Chair Bill Benedict, Co-Chair Alicia Fitts, Jonathan Duda, Alderman Will Pomeroy, and David Huebner

Guests: Peter Hughes, Austin Brass, Brenda Hogan, Tom Powers

With Secretary Juriew absent, Jonathan Duda agreed to prepare minutes.

Item #1: Minutes and Member Updates

Jonathan Duda made motion to approve March 9 Minutes. Seconded by Bill Benedict. Motion approved unanimously.

Item #2: Old Business

Driving Tour update from Jonathan Duda. Sign content is still being collected.

Cemeteries – David Huebner updated commission. TN State Historic Commission has released a statewide cemetery inventory database:

<https://www.tn.gov/historicalcommission/state-programs/tennessee-historic-cemetery-preservation-program/tennessee-historic-cemetery-register-and-gis-map-of-the-state-s-historic-cemeteries.html>

Speaker Series –Alicia Fitts provided an update. Phil Bennet presented General Van Dorn at the last event which was well attended. Planning for an onsite tour of the UT Ag Experiment Station in May.

New markers – Commission reviewed a quote from vendor Impact Signs, the original vendor of the Historic Commission plaques for City recognized Historically Significant Sites. \$315 per sign. Alicia Fitts made motion to approve a purchase of 25 plaques at \$315 per sign, \$7,850 total, plus shipping and related expenses. Seconded by Jonathan Duda. Motion approved unanimously.

St. Marks – Alicia Fitts updated commission. Structural Engineering assessment has been completed.

CLG Update – Peter Hughes introduced new City Planner Austin Brass who has previous experience with CLG, and will be heading up this project for the City.

Project Smash update – Jonathan Duda updated the commission. Project Smash came back to the Planning Commission after re-phasing the project due to market demand to receive approval for updated conditions per the re-phasing. Residential Phases 2 and 3 have now been moved forward to Phase 1. Jonathan Duda explained his objection to the residential in the vicinity of Spring Hill Battlefield.

White Hall Development Update – Peter Hughes provided an update to the Commission. White Hall project received Board of Zoning and Appeal approval on variances to accommodate building setback and build to zones as recommended by the Historic Commission. BOZA deferred a special use request for residential. Property representatives are considering adjustments to their plan.

### Item 3: New Business

Properties reviewed for Historically Significant Site recognition by the City. Alicia Fitts provided information on each property, and the Commission discussed the merits for each to be formally recognized as a Historically Significant Site.

1. St Mark's United Primitive Baptist Church, 518 Maury Hill

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Bill Benedict. Seconded by Jonathan Duda. Motion passed unanimously.

2. Odil House, 5323 Main St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by David Huebner. Motion passed unanimously.

3. Doctor's Shoppe/Gorham Wing House 5322 Main St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by Bill Benedict. Motion passed unanimously.

4. Warren House, 1101 School St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by Alderman Pomeroy. Motion passed unanimously.

5. Scivally House, 4847 Main St

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by David Huebner. Motion passed unanimously.

6. 511 Maury Hill

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Bill Benedict. Seconded by Jonathan Duda. Motion passed unanimously.

7. Will Odil House, 2486 Depot St

Brenda Hogan, owner of the house was present.

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by David Huebner. Motion passed unanimously.

The Historic Commission thanked Brenda Hogan for bringing this application for the house to receive this designation.

8. Polk House, 716 Beechcroft Rd

As this property is being requested by Alicia Fitts, she recused herself from discussion and consideration.

Motion to recommend to the BOMA to recognize as Historically Significant Site was made by Jonathan Duda. Seconded by Alderman Pomeroy.