

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 3/24/24

Name of Applicant: Roman Paneczko Phone: 931-486-0242

Address: 2468 Depot St.

Name of Property Owner: Roman Paneczko Phone: 486-0242

Address: 2468 Depot St.

Maury Co. Williamson Co. Tax Map: 025P Parcel # 011.00

SECTION 1 - Request for Designation of Historically Significant Site:

I, Roman Paneczko, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 2468 Depot St. including Old Store Bldg., 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): Local grocery store

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.

Roman Paneczko
Applicant's Signature

Date Received by Historic Commission: March 26, 2024

Placed on Historic Commission Agenda for meeting to be held on: May 9
at 6 p.m.

Recommended Not Recommended

Secretary of Historic Commission

Charr



GIS Map

PDF

< Return to Results

Parcel Details

MAURY COUNTY, TN | TAX YEAR 2024

County Information

County Number: 060

Reappraisal Year: 2022

Property Owner and Mailing Address

January 1 Owner

PANECZKO ROMAN R

2468 DEPOT ST

SPRING HILL TN 37174

Property Location

Address: DEPOT ST 2468

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
025P	A	011.00		000

Value Information

Land Market Value: \$50,000

Improvement Value: \$200,800

Total Market Appraisal: \$250,800

Assessment Percentage: 25%

Assessment: \$62,700

*Lawsuit Chancery Ct
21426*

Interior Finish: 10 - PANEL-PLAST-DRYWALL

Bath Tiles: 00 - NONE

Shape: 01 - RECTANGLE

Stories: 2.00

Actual Year Built: 1945

Plumbing Fixtures: 3

Condition: AV - AVERAGE

Floor System: 04 - WOOD W/ SUB FLOOR

Roof Cover/Deck: 03 - COMPOSITION SHINGLE

Floor Finish: 09 - HARDWOOD/PARQUE

Paint/Decor: 03 - AVERAGE

Electrical: 03 - AVERAGE

Structural Frame: 00 - NONE

Building Areas .

Areas	Square Feet
BAS - BASE	1,318
OPF - OPEN PORCH FINISHED	91
GRF - GARAGE FINISHED	432
USF - UPPER STORY FINISHED	432

Sale Date	Price	Book	Page	Vacant/Improved	Type Insti ?
7/23/1993	\$10	1191	739	I - IMPROVED	QC - QUIT DEEL
10/9/1990	\$32,000	847	346	I - IMPROVED	WD WAF DEEL
6/30/1982	\$0	687	652	<i>Overton to Jones</i>	
<i>7/19/1971</i>		<i>527</i>	<i>160</i>	<i>Dalton to Overton David Mattie Lee</i>	
<i>11/25/1953</i>		<i>305</i>	<i>111</i>	<i>Russell & Nina Bailey to Dalton</i>	
<i>4/23/1952</i>		<i>295</i>	<i>331</i>	<i>EL Duncan to Bailey (Russell & Nina Wilson & Helen Ada mentions store bldg lumberyard barn store leased to WD Dalton through 1/1/53 lumberyard already delivered</i>	
<i>7/15/1926</i>		<i>171</i>	<i>633</i>	<i>A Sluster to EL Duncan house & lot white(s) Public school plot bought by Towler Trustee case of Eggleston vs Chancery court Gentry</i>	
Deed Acres: 0					
Calculated Acres: 0					
Total Land Units: 1					
Land Code				Soil Class	Units
01 DEC					1.00

Division of Property Assessments

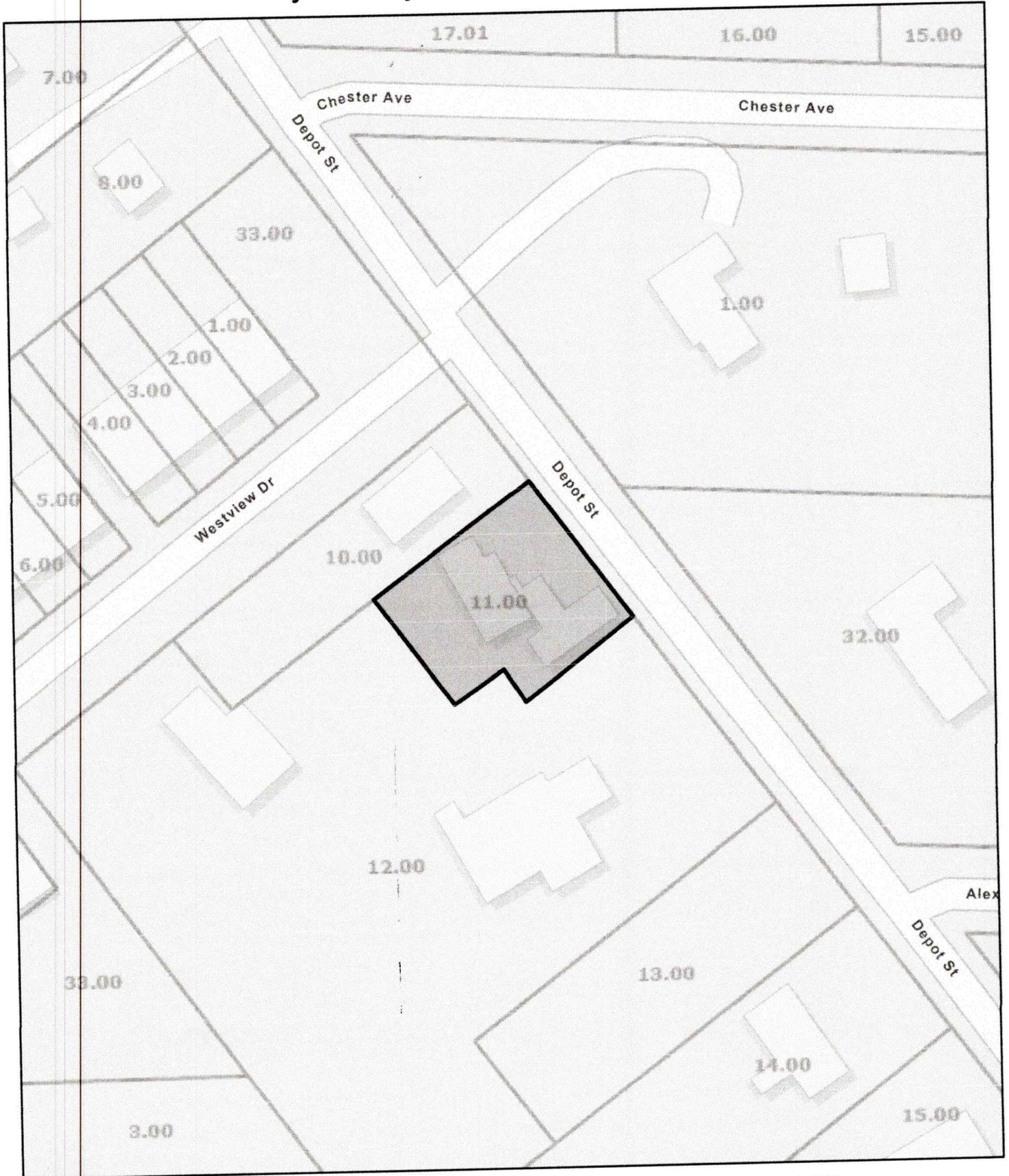
Comptroller of the Treasury

State of Tennessee



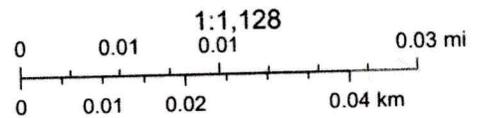
Our Mission: Make Government Work Better

Maury County - Parcel: 025P A 011.00



Date: March 28, 2024

County: Maury
Owner: PANECZKO ROMAN R
Address: DEPOT ST 2468
Parcel Number: 025P A 011.00
Deeded Acreage: 0
Calculated Acreage: 0



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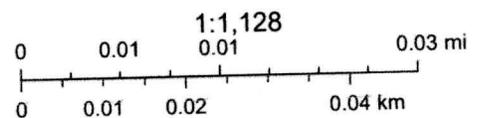
The property lines are compiled from information maintained by your local

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Courtesy of Mike Hoover, Historic Spring Hill Cemetery

David and Mattie Harris Dalton

David Wilson Dalton was born on Christmas Day 1915 in Theta, TN and was the last of five children born to Robert and Ora Goad Dalton. His father ran a butcher shop in Theta and David's family lived on Knob Creek Road. When David was nine months old, they moved to Spring Hill after his father moved his butcher shop there. David and Mattie's daughter, Anne, related this story that her father once told her: "David once commented that he remembered his father coming home each day bringing a package of meat for his mother to cook the next day. Then one day he came home and said he had sold the meat market. He said some man asked what he would take for it and he named a price that he was sure he wouldn't pay, but the man took him up on it. David, being a small boy thought 'We won't have meat anymore.'"

His family would live a short time at a house on Maury Hill Street in Spring Hill, but soon after moved to a house on Depot Street that once stood two lots up from where the road intersects Beechcroft. Years later the house burned after sparks from their neighbor's house landed on the roof. David's father passed away in 1928, and after his death, David told his mother he would always take care of her. He kept that promise until her death in 1970.

Mattie Louise Harris was born on January 19, 1914 in the Port Royal Community. She was the youngest child born to George Ephraim and Ella Ann Dodson Harris. Mattie was five days old when her mother died. Her mother's death certificate says she died from premature labor caused by an attack of asthma, but the family has always said she died as a result of blood poisoning since the doctor had just come from treating a boy with an infected foot before delivering Mattie. Their daughter Anne shared this: "Mattie Lou was tiny and her grandmother was afraid she wouldn't live and thought if she couldn't live it might be better to go ahead so she could be buried with her mother. She lived exactly 97 years to the day that her mother died."

Mattie and her family lived with her grandparents at their family home of "Brittain," that was located near where modern-day Tom Lunn Road and Rice Road intersect. When her father remarried, they moved to the tenant house located where Dove Court is now. When Mattie was older, her cousin Charles "Buddy" Harris, who was several years younger than her, remembers Mattie Lou staying with his family and taking care of him when he was five. He had a serious bone infection requiring surgery and his baby brother was taking a lot of his mother's time. They asked Mattie to help take care of him, since he needed special care. He stated that she was always so kind and patient, and loving and affectionate and that they bonded during this time. Buddy said that he and Mattie had a close tie as long as she lived, and that it still remains in his heart.

David joined the Civilian Conservation Corps (CCC) in 1934 and was sent to Greeneville, TN. His daughter Anne tells this about his time the CCC:

"While in the CCC, David took several courses including first aid, typing, surveying, and road construction. He also worked on the crew that was building the road, and on the right-of-way crew. In one of the letters he wrote to his mother, he said he was 'straw boss' for the crew he was on, meaning that whenever the boss was not at the job site, he was over the crew. He also worked in the Forestry Office and in the fire tower."

David was still in the CCC when he married Mattie on December 24, 1936. David's brother Bruce and Mattie's sister Annie had been married just a few years before. Their daughter Anne shared this story about their wedding day:

"David and Mattie Lou were married at the Presbyterian manse, just across the street from Don Harris' home. Mattie Lou's cousin, Christine Harris went across the street with them to be their witness. Dr. Bernard. H. Woodard was at the manse to see the preacher's wife who happened to be sick. He said 'What are you kids doing here?' When he found out they were getting married, he wanted to be a witness also."

After leaving the CCC, David and Mattie moved into a house on Porter Lane (now Hurt Road), where David worked as a sharecropper for the Kinnard farm and then the McMeen farm. They eventually had three daughters: Alice, Anne, and Margaret.

In 1945, David bought a store on Depot Street in Spring Hill from his sister Nell and her husband, and the family moved to Spring Hill to run the store. David would usually make a trip to Nashville twice a month to order merchandise to be delivered the next week. Mattie worked alongside David in the store. David sometimes worked as a backup mailman for Rural Route 1 to help out Don Harris (Mattie's Uncle). He would usually cover if Don was out for any reason. When Don got older he did not like bad weather, so David would go in his place. In the early 1950's, his family was worried when he got caught in a blizzard but fortunately he made it home okay. Around 1952, David's brother, Bruce, suffered a sun stroke while helping a neighbor fight a grass fire. When David found out that his brother could not farm anymore, he offered to let him buy into the store on Depot Street and told him he could run it because he was going to work at the Union Carbide Plant in Columbia. Bruce accepted the offer and moved his family into town.

Anne Dalton Pruitt (David and Mattie's Daughter) had this description of the store:

"Shoppers then were much different than today. They would either tell the clerk what they wanted or give them a list. They did not go all over the store. Most people only had one car per family so some of the ladies of the town would call in their grocery orders and either David or Bruce would deliver them. David or Bruce would buy a stalk of bananas which would hang to the left of the meat counter. The customer would tell them how many they wanted and one of the clerks would weigh them to know how much to charge."

Their niece Effie Dalton Heiss (David and Mattie's niece) gives this account of what the store carried and how it operated:

"In addition to grocery items, there was feed & seed, coal, jeans (overalls) work boots, hats....customers would tell Bruce what they needed and he would pick it up at Nashville wholesale. He usually made a trip twice a month to the wholesalers in Nashville. Other times, he could order from salesmen who came by on a regular schedule. Toys were always in the display window before Christmas. The children would come and leave their wish list for Santa and Bruce would pass it on to 'Mama' and 'Daddy.' Most toys were sold out every year. Bruce would sell at near wholesale cost just to help the families with their needs for Christmas. There were customers who ran on account from one tobacco crop sale until the next year's tobacco sale."

Many Spring Hill residents have fond memories of visiting the store. Bob Campbell remembers:

"As kids we would collect eggs from the wild chickens on our farm. Take them to Mr. Dalton who would candle them for us, and buy the good ones. He would give us store credit and could go in and buy a soft drink or penny candy. When my parents were busy with my older brother with cancer, she would call in her order and Bruce or David would bring it out to the farm. Awesome childhood memories in this place!"

As mentioned earlier, David went to work for Union Carbide in Columbia around 1952. Union Carbide was a chemical company that manufactured electrodes and opened a plant in Columbia, TN. Anne goes on to talk about David's employment at Union Carbide:

"David worked for Union Carbide starting in 1952 or 1953 and worked for 25 years before retiring. He worked at Union Carbide two different times. When they were building the plant they would take day workers and if they liked your work, you would be hired permanently. Each day men would wait outside the gate until someone would come out and pick the men that they wanted that day. The day he was picked he worked until lunch time, and since he had not brought anything to eat, he ran to Bernard Dodson's store and got some bologna and crackers and ate them as he walked back to work. He continued working there until the building of the plant was complete."

In 1985, David was elected as an alderman for Spring Hill and he was serving in that capacity during one of the most important times in Spring Hill history, the arrival of the Saturn car manufacturing plant.

Naomi Derryberry served on the Board of Mayor and Aldermen with David:

"I first met Mr. Dalton as a neighbor. Moving from Nashville and an 'outsider' his family always made me feel welcomed. He gave me advice on my very first garden. Later we were colleagues on the Board of

Mayor and Aldermen. We had all just been elected into office when the announcement was made that General Motors was going to build a car plant south of Spring Hill. Mr. Dalton was determined, as all of us were, that the citizens of Spring Hill would not be overlooked in any ordinance that was passed. He always stuck to his convictions and did not hesitate to express them. I also remember his quiet laugh when he found something funny. He was such a gentleman, and it was an honor to know him." David served as an alderman until 1989.

David and Mattie lived out the rest of their days in Spring Hill. David died on May 12, 1996 from kidney failure. Mattie out lived David by almost 15 years and passed away on January 24, 2011 from Alzheimer's disease. They were buried side by side in the Spring Hill Cemetery.



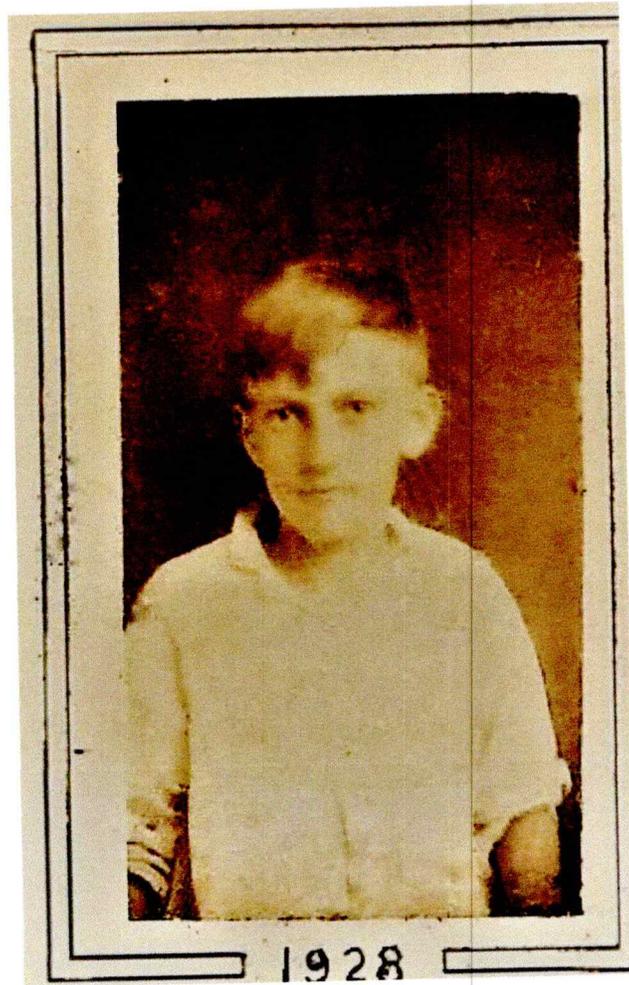
2468 Deprt St
Dallan Brothers Store

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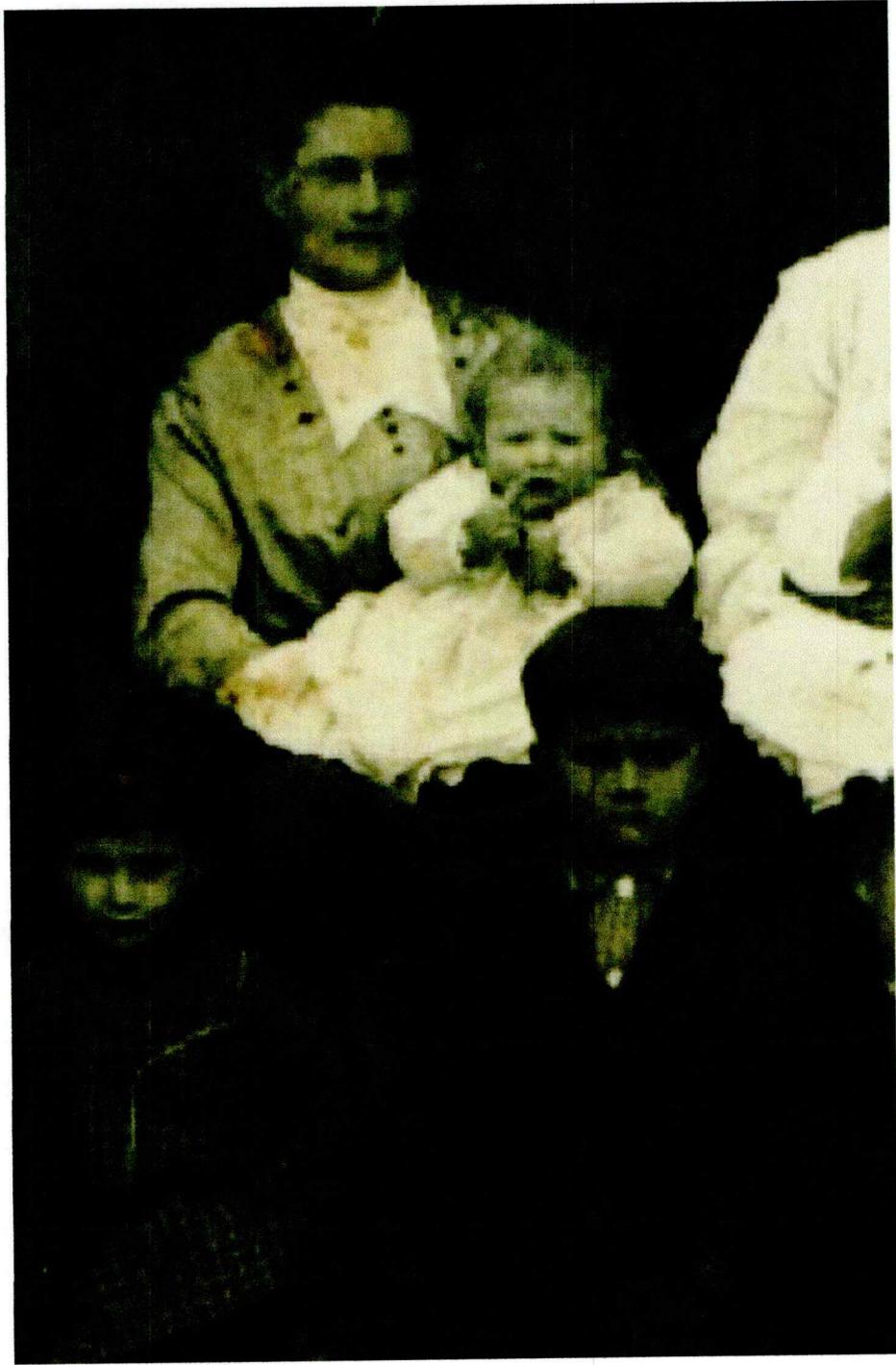
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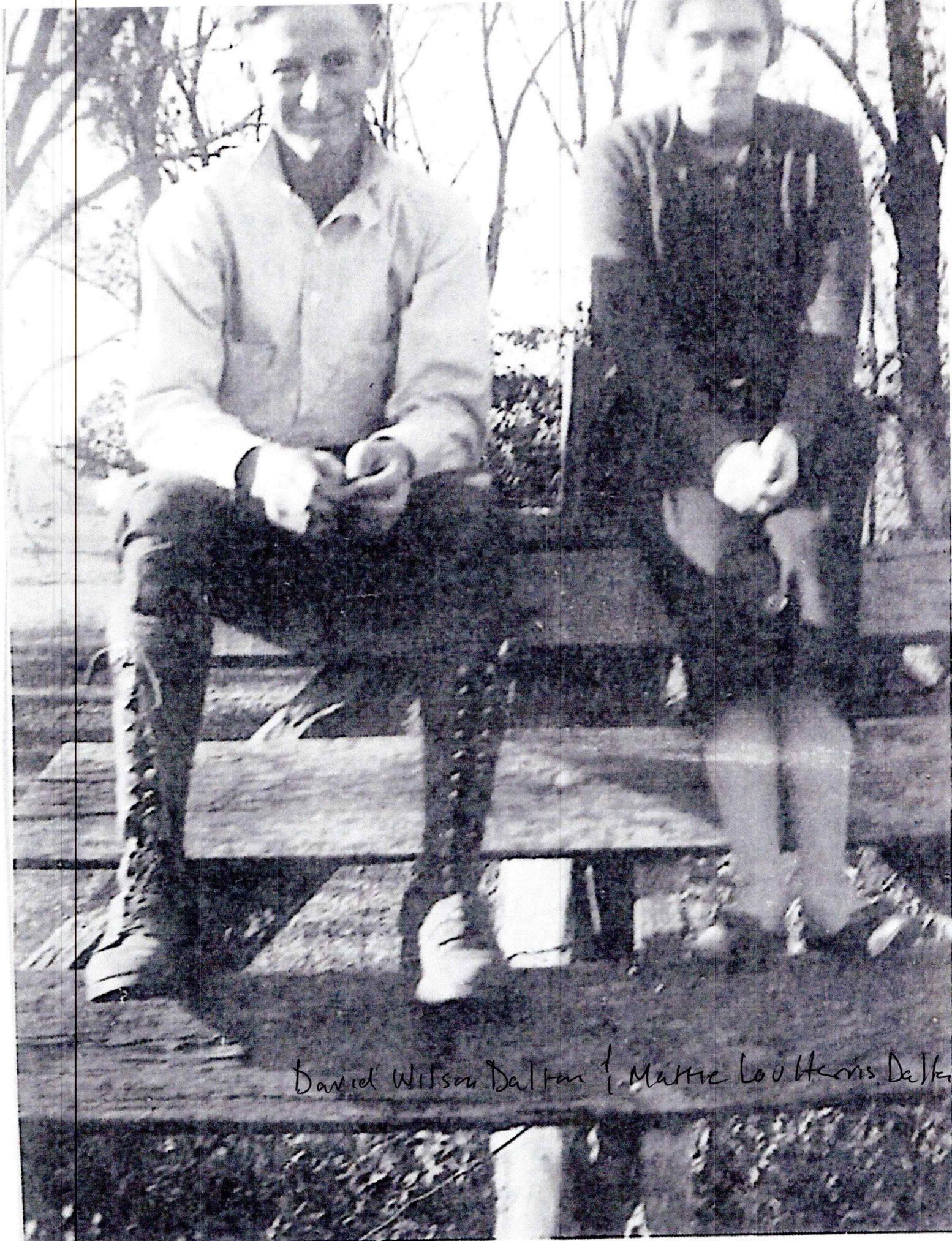
2408 Depot St
Doreen's Mother's Delran Ave



David Dalton



Mattie Harris (lap) Mattie Harris (Aunt)
Annie Harris (bottom left) Nolan Harris (cousin)



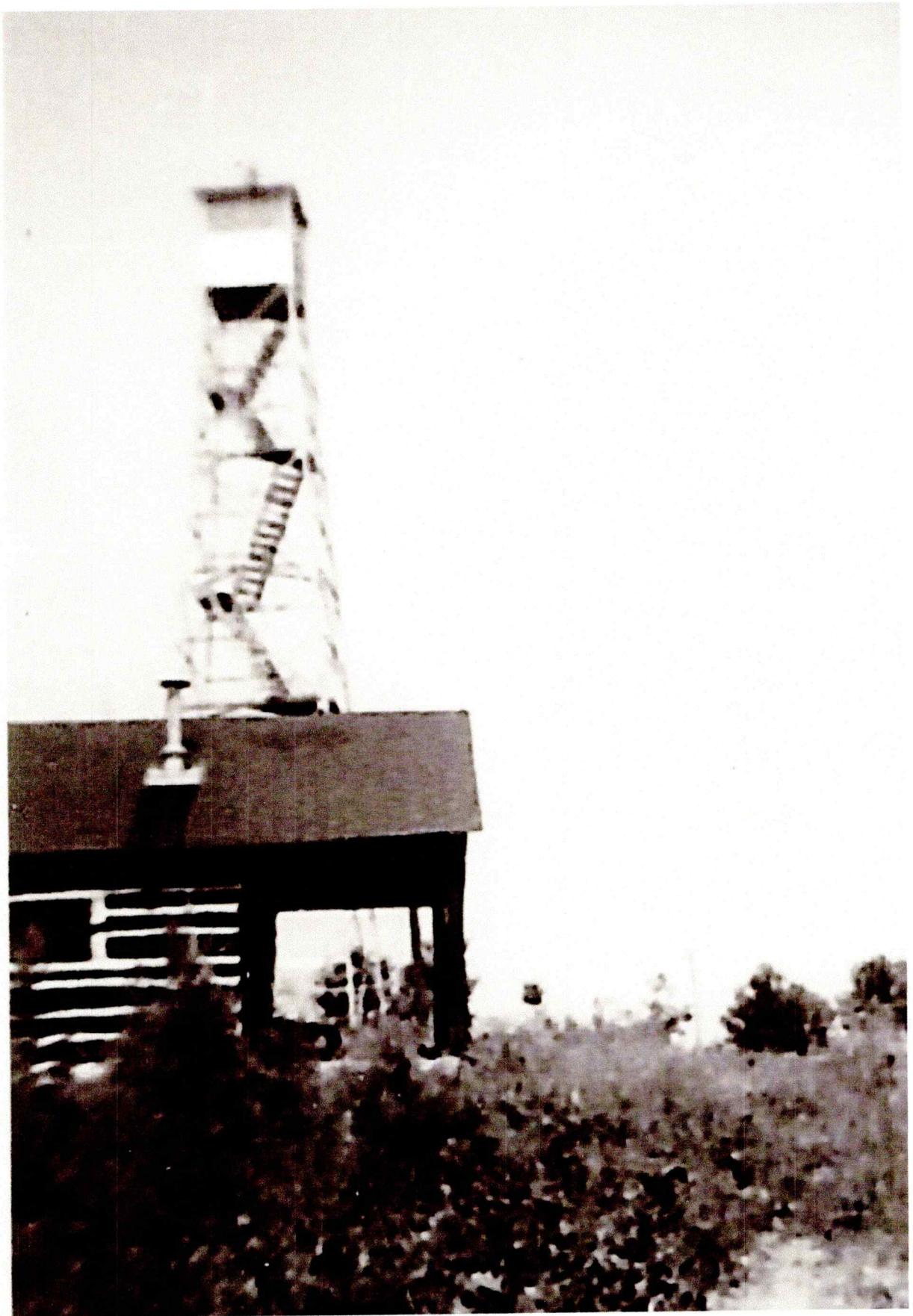
David Wilson Dalton & Matthew Lou Harris Dalton



Mattie & David Dalton



Mattie & David Dalton 50th Anniversary



LCC Fire Tower David helped build

Courtesy of Mike Hoover, Historic Spring Hill Cemetery

Bruce and Annie Harris Dalton

Bruce Duncan Dalton was born in Theta, TN on August 9, 1912 and was the 4th of 5 children born to Robert and Ora Goad Dalton. His father ran a butcher shop in Theta and Bruce's boyhood home was on Knob Creek Road in Theta. His family later moved to a house on Maury Hill Street in Spring Hill. Bruce lost his father in 1928 and by 1930 just Bruce and his brother David were living with their mother on Depot Street. Bruce attended Spring Hill High School.

Annie Laura Harris was born on May 22, 1910 in the Port Royal community and was the 3rd of 4 children born to George and Ella Dodson Harris. Annie's mother died in 1914 from pregnancy complications, just a few days after her sister Mattie's birth and just a few months shy of Annie's 4th birthday. The 1920 census shows her and her sister Mattie living with their grandparents James and Laura Harris family home of "Brittain," that once stood just off of modern Jim Warren Road. After James and Laura passed away, the 1930 census shows them living with their Uncle Will and Aunt Lena Harris' family. Annie and her siblings all attended Greenwood School that once stood across the street from the modern address of 3597 Jim Warren Road.

One summer Bruce got a job working for one of Annie's neighbors. The two were introduced and began dating. They got married on June 27, 1934. The couple would eventually have two children, Effie and Bruce Edward "Buddy". The family moved to a house on Porter Lane (now Hurt Road) that sat on the west side of the road, just south of the modern intersection of Silver Cloud Drive and Brixworth Drive. Bruce worked as a sharecropper for Ed and Jodie Williams. The family had their own milk cows and Bruce would start every morning by milking the cows and setting the cans on the road. He would repeat the process for Ed Williams' cows, and the milk would be picked up and delivered to the Kraft cheese plant in Columbia. His daughter Effie remembers the family looking forward to their monthly milk check because the ten or twelve dollars they made was their only cash. After that Bruce would go about whatever he needed to do on the farm that day. If something required a second man to help, he would get Gene Langley, who lived where the Pipkins Hills subdivision is now, to help him and vice versa if Gene needed help. The family got along well with their neighbors and regularly had ice cream suppers in the community. Their daughter Effie said of that time:

"I cherish the memories of that place and those times. Even though we had little money and the luxuries of electricity and running water were not yet available, we always had enough food. And we had a home filled with love and laughter, rich with love, God's love, family's love, and the love of all our dear friends and neighbors."

In 1947 or 1948, the Dalton's bought a house on modern Lovell Lane off of Port Royal Road from Annie's uncle, Martin Dodson. Back then modern Lovell Lane and Clark Roads were connected. The construction of I-65 split the road in half. The Dalton house was on the south side of road and would have stood where the parking lot for Shining Light Gymnastics is currently located as of 2022. Their farm encompassed the area now known as the Parkway Business Center off of Old Port Royal Road. The family lived here for about four years. In 1951 or 1952, a grass fire broke out at a neighbor's house and all the men in the neighborhood gathered to try to contain it. In the process of fighting the fire, Bruce suffered a sun stroke. Doctors told him he needed to find a job working inside and that his days as a farmer were over.

E. L. Duncan was original builder of the store located next to the modern address of 2468 Depot Street. Duncan lived next door at 2474 Depot Street and operated the store until he retired. He then sold the store to Bruce's sister, Nell Dalton Kinnard, and her husband. They ran the store for a few years before selling the store to Bruce's brother David. About the time that Bruce had his sun stroke attack, David had decided to work at the Union Carbide plant in Columbia and asked Bruce to run the store. Bruce accepted and the two went into business together. They called their store Dalton Brothers General Merchandise, taking the name from their family's old business in Theta. Bruce ran the store and David would help when he was not working at the plant. After a few years, David sold his interest in the

business to Bruce but the store was always referred to as Dalton Brothers. Bruce and Annie's family lived a few houses down from the store at 2460 Depot Street.

Their daughter Effie gives this account of what the store carried and how it operated:

"In addition to grocery items, there was feed & seed, coal, jeans (overalls) work boots, hats....customers would tell Bruce what they needed and he would pick it up at Nashville wholesale. He usually made a trip twice a month to the wholesalers in Nashville. Other times, he could order from salesmen who came by on a regular schedule. Toys were always in the display window before Christmas. The children would come and leave their wish list for Santa and Bruce would pass it on to 'Mama' and 'Daddy.' Most toys were sold out every year. Bruce would sell at near wholesale cost just to help the families with their needs for Christmas. There were customers who ran on account from one tobacco crop sale until the next year's tobacco sale."

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Many Spring Hill residents have fond memories of visiting the store. Bob Campbell remembers:

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The Daltons ran the store for 14 years.

Bruce had his share of health problems in his lifetime. Besides the sun stroke, he had in earlier life had surgery to remove a bone growth on his femur, today it would be called a tumor of the femur. When he registered for the draft prior to World War II, he put "scars on right leg" from the surgery as his "obvious physical characteristics that will aid in identification." Unfortunately, around 1964 a tumor was found on Bruce's brain. One of the neighbors helped run the store after his diagnosis. Bruce lived in four different facilities the last five months of his life. Annie could not drive so their daughter, Effie, moved back to Spring Hill to take help take care of him. Effie had been living in Mississippi at the time and her husband was able to sell their house and move everything to Spring Hill while she took care of Bruce. Bruce would pass away from the tumor on August 31, 1964.

The fall season following Bruce's death, people kept stopping by the store to pay their yearly bills to help Annie out. Gladys Dalton (Bruce's brother Luther's wife) took over operating the store but did not like running the business. The decision was made to close the store and David Dalton helped Annie close out the business in the spring of 1965. Even after the store closed, people still came by to pay off whatever debt they owed to Annie for their store account.

Annie remained in Spring Hill living with her daughter's family in the house on Depot Street. Annie would outlive Bruce by just over 23 years passing away on January 18, 1986 from a heart attack while she slept. Both Bruce and Annie are buried next to each other in the Spring Hill Cemetery. The store building is still standing on Depot Street and appears to be used as an extension of the house located at 2468 Depot Street now. The 13-acre lot where the Dalton's home once stood is now the Westview senior living community. The name Westview comes from a school that used to be on the property. All of the road names within the development are a tribute to the former owners: Bruce Drive, Harris Court, Dalton Circle.



Annie Harris Dalton



GREENWOOD SCHOOL — Herald Columnist Eula Kincaid Lovett brought in this 1918 picture of old Greenwood School on Port Royal Road. With the help of a number of former classmates Mrs. Lovett was able to complete the list of those pictured, from left to right.

Front row: Christine Harris, Mary Dudley, Edna Mae Kincaid, Eula Robinson, Lawson Allen, Pauline Langley, Gene Prentice, Cecil Glenn, Powell Wells, Charley Glenn, Charley Padgett and Marvin Robinson.

Second row: Annie Allen, Frances Lockridge, Annie Laura Harris, Margaret Kincaid, Klingman Printice, Elmer Prentice,

Leslie Harris, Jesse Harris, Hilliard Langley, Ward Harris, Andrew J. Winchester, Charley Harris, Evan Kincaid, Clarence Allen, Third row: Nora Glenn, Florence Allen, Tyree Langley, Patty Bell Dudley, Mattie W. Langley Thomas Glenn, Ruby Lockridge, Willamat Dudley, Ruby Coleman, Wilhiema Lockridge, Jim Winchester, Norris Allen, Elmer Glenn and Henry Glenn.

Fourth row: Annie Winchester, Ruby Wells, Mattie Pearl Yancey, Lucille Glenn, Janie Coleman, Mattie Overton (teacher), Charlotte Lockridge, Mary Glenn, Douglas Glenn and Arthur Harris.



Annie Laura Harris & Bruce Dalton



Bruce Dutton on the
front walk of Dutton Brothers
no. 1 in merchandise



The Dutton Family

front row - Lee, Bruce, Luther, David
back row - Ora, Boal Dutton, Nell Dutton
Bruce, David, + Nell each ran the store at different times



Front
View



East
Side

Now
New house - 2460 Depot street - No longer there
the Age-in-Place (for 55 year+ old people) Development
West View



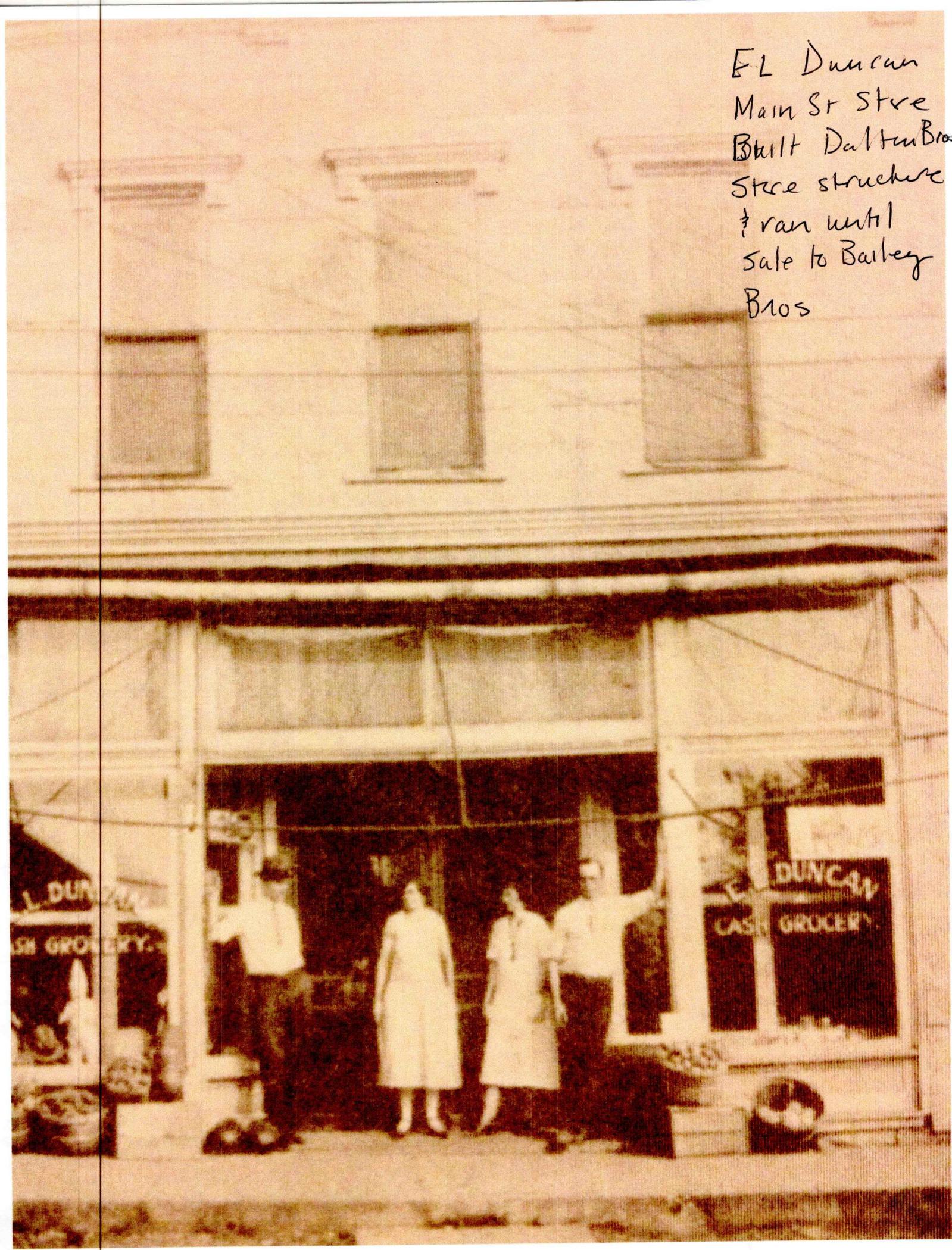
BRUCE DUNCAN
AUG. 9, 1912
AUG. 31, 1964

DALTON



ANNIE HARRIS
MAY 22, 1910
JAN. 18, 1986

E.L. Duncan
Main St Store
Built Dalton Bros
Store structure
ran until
sale to Barber
Bros



1926
Trustee for
Mrs AS Custer
to
E L & Ada
Duncan

...being the old ...
...the said Fulton, Trustee certain notes
...of the cancellation of name we do hereby transfer
...to the said Fulton, Trustee
...his assigns and successors in trust forever. We covenant with him that we are lawfully seized and possessed of said property, that it is ours to convey and that we have a good and lawful right to convey the same, and will warrant and defend the title to same against the lawful claims of all persons whomsoever.
...this July 12, 1926.

State of Tennessee) Personally appeared before me, W.J. Fowler Notary Public in and for
Maury County) said County and State, the above named Alex Head and Isabella Head
the bargainors with whom I am personally acquainted, and who acknowledged that they
executed the above instrument for the purposes therein expressed. And Isabella Head
having personally appeared before me, privately and apart from her husband, the said
Isabella Head, acknowledged the execution of the said instrument to have been done by
her freely, voluntarily and understandingly, without compulsion or constraint from
said husband, and for the purposes therein expressed. My Commission expires May 4, 1926.

Witness my hand and seal at office in Columbia, Tenn., this 12 day of July, 1926.
W.J. Fowler, Notary Public
Maury County, Tenn.

I certify that I registered the above instrument
this 15 day of July 1926
W.J. Fowler Reg.



E.L. Duncan's Deed to H & L in 3rd, Dist., State of Tennessee-----Maury County-----
Consideration \$2225.00, Filed July 15, 1926
Know all men by these presents that I, W.J. Fowler, Trustee, for Mrs. A.S. Custer, for and in consideration of the sum of Two Thousand and Twenty Five Dollars, paid and to be paid as follows; the sum of Five Hundred and Seventy Five Dollars cash in hand paid the receipt of which is hereby acknowledged, and the further sum of Four Teen Hundred and Fifty Dollars evidenced by Two notes bearing even date herewith and due one & two years respectively from date, with interest from date, payable annually, payable to Mrs. A.S. Custer, and to secure the payment of which a lien is hereby retained on the hereinafter described real estate; have this day bargained and sold and do hereby bargain, sell, transfer and convey to E.L. Duncan & wife, Ada Duncan, of the State and County aforesaid the following described real estate to-wit:

A house and lot located in the third civil district of Maury County, Tennessee, in the town of Spring Hill, on Depot Street, and being bounded on the North by said street, on the east by Johnson, on the south by White and on the west by Public School lot, containing three acres, more or less. Being the property bought by W.J. Fowler, Trustee, for Mrs. Custer in the Chancery Court at Columbia, Tenn., in the case of Eggleston Tr., vs. Gentry et al.,

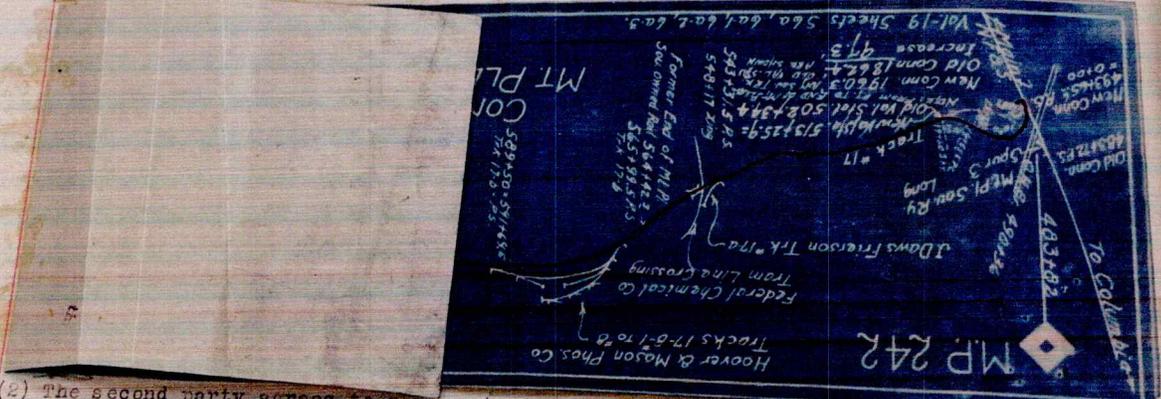
To have and to hold the said property to the said Duncan and wife, their heirs and assigns forever. I covenant with them that I am lawfully seized and possessed of the said property, that it is unencumbered and that I have a good and lawful right to convey the same and that I will forever as such Trustee, warrant and defend the title to the said property, to the said Duncan and wife their representatives and assigns against the lawful claims of all persons whomsoever. The purchaser assumes

Notary Public in
 State of Tennessee, Personally appeared before me, Martha W. Brownlow, Notary Public in
 Maury County, and for said County and State, the within named W. J. Towler, Trustee
 for Mrs. A. S. Custer, the bargainer with whom I am personally acquainted, who acknowledged
 that he executed the above instrument for the purposes herein stated, and he acknowledged
 my Commission expires April 18, 1928. Witness my hand and seal at
 Maury County, Tenn., this 26th day of May, 1926.



I certify that I registered the above instrument
 this 10 day of July, 1926
W. J. Towler Reg.

at, Pleasant S.R.R.Co, Contract executed by this Agreement, made and entered into this
 1st day of May 1926, by and between the
 L & N.R.R.Co, May 8, 1926. Filed July, 15, 1926, the 8th day of May 1926, by and between the
 6, 2; 50-Clock P.M. Reg, July 16th 1926, the Louisville and Nashville Railroad Compa
 ny, First party, and the Mt, Pleasant Southern Railway Company, of Mt, Pleasant, County
 of Maury and State of Tennessee, second party. Witnesses, (1) That the first party agr
 ees and binds itself to furnish the necessary rails and other track materials, and
 maintain a branch line track of about 29563.4 feet in total length. Said track bein
 g located at or near Mt, Pleasant in the County of Maury State of Tennessee, divergin
 g from the main line on the N.F & S, Division of said Railroad on the East side ther
 eof 983.6 feet south of Mile Post No. 242 from Louisville, Kentucky, and running in a
 southeasterly direction in accordance with the following sketch;



(2) The second party agrees to pay rent at \$2.10 per gross ton per annum, payable se
 mi-annually in advance from the date of this contract for the use of the rails and
 splices used in said track. (3) The second party also grants and conveys to first pa
 rty a right of way 25 feet in width on each side of the center line of each and eve
 ry track maintained under this contract for the full length thereof, excepting such
 portion of said track as may be located on the land of first party; but the right of
 way so granted shall revert to second party when said track is removed by first pa
 rty. (5) Said rails and splices, and any renewals thereof, are and shall remain the ex
 clusive individual personal property of the first party, together with the entire co
 ntrol of same; and first party hereby reserves the right, and it is fully authorized
 at its pleasure without let or hindrance, or previous notice, to take up and remove t
 he rails and splices from said track and to take up and remove all other tract ma
 terials from so much of said track as is located on first party's land or original
 right of way. (6) The said tract shall be maintained and kept in good condition
 at the expense of second party; and if, at any time, first party shall deem it necessa
 ry to make any repairs to or renewals of said track, or if, because of a change in th
 e standard of rail in first party's tracks or for any other reason, first party shall
 deem it necessary to substitute heavier rails, frogs and switches for the ones cur
 rally used, second party agrees to pay the actual

... heirs
I have a good
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ue Gilliam,
nomsoever,
herein.
52.

In Witness
April, 1952.

U. S. REVENUE STAMPS
for \$ XXX CTS.
Attached to this instrument

Witnesses:
Thomas E. Fox
J. C. Gunnell

our signatures on this the _____ day of
J. O. MORTON
HAZEL MORTON
J. P. GUNNELL (His X Mark)
W. W. WRIGHT
WILLIE WRIGHT

1952
E. L. Duncan
to
Russell & Nina Bailey
Wilson & Helen
Bailey

County
whom I
ment for
ly 1952.

STATE OF TENNESSEE. COUNTY OF MAURY.

personally appeared before me, Thomas E. Fox, a Notary Public in and for said State and
County, the within named, J. O. Morton and wife, Hazel Morton, J. P. Gunnell (a single
person) W. W. Wright and wife, Willie Wright, the bargainors with whom I am personally
acquainted and who acknowledged that they executed the within instrument for the purposes
herein contained and expressed.

Witness my hand and official seal in office at Columbia, Tennessee, on this 23 day of
April, 1952.
My commission expires 12 day of July 1954.

I hereby certify that I registered the above instru-
ment on July 21, 1952
Thos. E. Fox

THOMAS E. FOX
NOTARY PUBLIC



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RUSSELL BAILEY ET UX ET AL. | STATE OF TENNESSEE. COUNTY OF MAURY.

DECEASED BY E. L. DUNCAN ET UX. | KNOW ALL MEN BY THESE PRESENTS, that for
APRIL 23, 1952. FILED JULY 21, 1952 | and in consideration of the sum of Sixteen
11:00 A. M. REGISTERED JULY 21, 1952. | Thousand (\$16,000.00) Dollars, cash in
paid the receipt of which is hereby acknowledged, We, E. L. Duncan and wife, Ada

Duncan, have this day bargained and sold and do by these presents transfer and convey unto,
Russell Bailey and wife, Nina Mae Bailey, as tenants by the entirety, a one-half undivided
interest in the hereinafter described property, and to Marvin Wilson Bailey and wife, Helen
Bailey, as tenants by the entirety, the other one-half undivided interest in and to the said
property located and situated in the 3rd Civil District of Maury County, Tennessee, and
in the Town of Spring Hill, Tennessee, and being more particularly bounded and described
as follows; to-wit,

Beginning at a stake between two post the Northeast corner of J. O. Morton's land
and being the Northeast corner of the herein described lot, also being in the
South margin of Ewell Avenue, which is the South edge of a 5 foot sidewalk; thence
turning an interior angle off sidewalk 90° 10' and running in a Southerly
direction a distance of 331.2 ft. to a stake in Gunnell's North line; thence West
an interior angle 89° 42' running Westerly with Gunnell a distance of 291.9 ft.
to a post; thence with an interior angle 90° .08' running in a Northerly
direction a distance of 121.4 ft. to a post the Southwest corner of the Wright
property; thence with said property with an interior angle 89° 50' running in an
Easterly direction of 53 ft. to a post; thence with same and turning a left
deflection of 90° 10' and running in a Northerly direction 208 ft. to a stake in
the South edge of the sidewalk a distance of 238.9 ft. to the beginning.

There is situated on this lot 2 dwellings, a store building, a lumber yard and a barn on the rear of said property. And being a part of the same property conveyed to E. L. Duncan et ux by deed recorded in Deed Book 171, page 633, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD a one-half undivided interest in and to the above described property unto J. Russell Bailey and wife, Nina Mae Bailey, as tenants by the entirety, and a one-half undivided interest in and to the same property unto Marvin Wilson Bailey and Helen Bailey, as tenants by the entirety, together with all rights, title, interest, easements, and appurtenances thereunto appertaining and belonging, in fee simple forever.

We do covenant with the purchasers herein named that we are lawfully seized and possessed of the above described property, that we have a good and lawful right to sell, transfer and convey the same, and that it is free from all incumbrances.

We do further covenant and bind ourselves, our heirs and legal representatives to warrant and defend the title to the above described property unto J. Russell Bailey and wife, Nina Mae Bailey, their heirs and assigns, and Marvin Wilson Bailey and wife, Helen Bailey, their heirs and assigns, against the lawful claims of all persons whomsoever.

The store building on said property is rented to W. D. Dalton who has a rental agreement extending until January 1, 1953. The purchasers recognize this rental agreement and the rent paid for the remainder of the year 1952 (after July 1, 1952) is to be the income of the said purchasers.

Possession of the Lumber Yard has already been delivered to the purchasers and the remainder of the said premises except the agreement mentioned above regarding the store building is to be turned over to the purchasers on July 1, 1952.

Grantors are to pay one-half of the 1952 taxes and the Grantees are to pay the other one-half of the same.

In Witness Whereof we have hereunto affixed our signatures on this the 23 day of April, 1952.

U. S. REVENUE STAMPS
for \$ 17.60 cts.
Attached to this Instrument

E. L. DUNCAN
ADA DUNCAN

STATE OF TENNESSEE. COUNTY OF MAURY.

Personally appeared before me, Thomas E. Fox, a Notary Public in and for said State and County, the within E. L. Duncan and wife, Ada Duncan, the bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained and expressed.

Witness my hand and official seal in office at Columbia, Tennessee, on this the 23 day of April, 1952.

My commission expires 12 day of July, 1954.

THOMAS E. FOX

NOTARY PUBLIC.

I hereby certify that I registered the above instrument on 21st day of July 1952

Miss G. B. Wash



FRONT

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EXECUTED BY J. RUSSELL BAILEY ET UX.

DATED NOV. 25, 1953. FILED NOV. 30, 1953

at 2:00 P.M. REGISTERED DEC. 4, 1953.

and in consideration of the sum of Five

Thousand Five Hundred Dollars (\$5,500.00)

paid and to be paid as follows: Two

Thousand Five Hundred Dollars (\$2,500.00) cash in hand paid, receipt of which is acknowledged, and the balance of Three Thousand Dollars (\$3,000.00) is evidenced by a promissory note of even date herewith, payable in monthly installments of Fifty Dollars (\$50.00) principal, together with interest at the rate of 6% per annum on the unpaid balance, for 35 installments, and One Thousand Two Hundred Fifty Dollars (\$1,250.00) plus interest, on the 36th and final installment, and to secure and make certain the payment of said note, a lien is expressly retained on the hereinafter described property, we, J. Russell Bailey and wife, Nina Mae Bailey, have this day bargained and sold, and do hereby sell, transfer and convey unto David W. Dalton and wife, Mattie Lou Dalton, their heirs and assigns, the following described tract or parcel of real estate, located in the 3rd Civil District of Maury County, Tennessee, and in the Town of Spring Hill, more particularly described as follows:

Beginning at a post, the northwest corner of this tract, same being the northwest corner of the original tract described in deed registered in Book 297, Page 503, Register's Office, Maury County, Tennessee, and being in the south margin of Ewell Avenue, and the south margin of a 5 foot sidewalk; running thence along said sidewalk South 40 degrees 30 minutes East, 99.5 feet to a post; thence South 49 degrees West 77.6 feet to a post; thence North 41 degrees 30 minutes West 19.6 feet to a post; thence South 54 degrees West 31.6 feet to a post; thence North 42 degrees West 76.6 feet to a post; thence North 49 degrees 56 minutes East 113 feet to the beginning.

This being the northern portion of said original tract described in deed recorded in Book 297, Page 503, and being the same property conveyed by said deed to the grantors, and being part of the same property conveyed to the grantors and others by deed of record in Book 295, Page 331, said Register's Office.

TO HAVE AND TO HOLD unto the said David W. Dalton and wife, Mattie Lou Dalton, their heirs and assigns, together with all right, title, interest, easements, hereditaments and appurtenances thereunto belonging, forever.

We do covenant with the said David W. Dalton and wife, Mattie Lou Dalton, their heirs and assigns, that we are lawfully seized and possessed of the above described property, have a good and lawful right to sell and convey the same, and that it is unencumbered; and we do further covenant and bind ourselves, our heirs and legal representatives, that we will forever warrant and defend the title to the above described property against the lawful claims of all persons whomsoever.

The grantees agree to procure and maintain with some reliable insurance company fire and windstorm insurance in the amount of \$2,500.00, until the lien note referred to above has been paid, with loss payable clause to the holder of said note.

In Witness Whereof, we have hereunto set our hands, this 25th day of November, 1953.

J. RUSSELL BAILEY
J. Russell Bailey

NINA MAE BAILEY
Nina Mae Bailey

1953

Bailey
to
David Dalton

DECLARE that we are the true and lawful holder of that part of the cash note for \$3000.00 due the true and lawful holder of the note for \$3000.00, and hereby acknowledge satisfaction of the lien securing the same by the instrument within recorded as is evidenced by the note for \$3000.00, and hereby acknowledge satisfaction of the lien securing the same by the instrument within recorded as is evidenced by the note for \$3000.00. This said note is in full. REGISTER: [Signature]

1971
Dalton to
Overton

THIS INSTRUMENT PREPARED BY
THOMAS E. HUMPHREY, JR. ATTORNEY
806 S. GARDEN, COLUMBIA, TENN.

STATE OF TENNESSEE, MAURY COUNTY
I, or we, hereby swear or affirm that the actual consideration
for this transfer or value of the property transferred, whichever
is greater is \$ 9,000, which amount is equal to or greater
than the amount which the property transferred would command at
a fair value, sale.

T.E. Humphrey, Jr. Atty
Affiant

Subscribed and sworn to before me this the 19 day of July 1971

Raymond L. Andrews
D.R.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration
of the sum of Ten (\$10.00) Dollars cash in hand paid and other good,
and valuable considerations the receipt and sufficiency of which is
hereby acknowledged, We, DAVID W. DALTON and wife, MATTIE LOU DALTON,
hereinafter called Grantors, have this date bargained and sold and do
hereby sell, transfer and convey unto PAUL H. OVERTON and wife, JOYCE
B. OVERTON, hereinafter called Grantees, as tenants by the entirety,
their heirs and assigns, the following described real estate located
3rd Civil District of Maury County, Tennessee, to-wit:

Beginning at a post, the northwest corner of this
tract, same being the northwest corner of the original
tract described in deed, and being in the south margin
of Ewell Avenue and the South margin of a 5 foot side-
walk; running thence along said sidewalk South 40 deg.
30 min. East 99.5 feet to a post; thence South 49 deg.
West 79.6 feet to a post; thence North 41 deg. 30
min. West 19.5 feet to a post; thence South 54 deg.
West 32.1 feet to a post; thence North 42 deg. West
76.6 feet to a post; thence North 49 deg. 56 min. East, approx.
115 feet to the beginning.

Being the same property acquired by the Grantors by
deed of record in Book 305, page 111, Register's Office,
Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate togetherwith all rights,
titles, interests, easements and appurtenances thereunto belonging
unto Paul H. Overton and wife, Joyce B. Overton, as tenants by the
entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said Grantees, their heirs and assigns,
that we are lawfully seized and possessed of said real estate, have
a good and lawful right to sell and convey the same and that it
is unencumbered.

BOOK 527 PAGE 160

TRANSFERRED

JUL 19 1971

SAMMIE L. ANDREWS
ASSESSOR OF PROPERTY

REGISTER OFFICE MAURY COUNTY TENN.
Received for record this 19 day of July 1971
at 11:40 o'clock A.M. and noted in
Note Book 10 page 93 Registered
Book _____ page _____ Fees 4.00
Raymond L. Andrews
D.R.

MAURY COUNTY
STATE OF TENNESSEE
State Tax on Transfers &
gages (Item S, General i.
Act)
Transfer Tax \$ 23.40
Mortgage Tax _____
Probate Fee 50
Total Paid \$ 23.90
Receipt No. 6346
Received By Raymond
Date 7/19/71

WE FURTHER COVENANT and hereby bind ourselves, our heirs and personal representatives that we will forever warrant and defend the title to said real estate unto the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our signatures this 19 day of July 1971.

David W. Dalton
DAVID W. DALTON
Mattie Lou Dalton
MATTIE LOU DALTON

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named David W. Dalton and wife, Mattie Lou Dalton, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained and expressed.

Witness my hand and official seal at Columbia, Tennessee, this 19 day of July 1971.

BOOK 527 PAGE 161

Maude R. Cole
NOTARY PUBLIC



Deport St.
Spring Hill

I hereby certify that I registered the above instrument the 20 day of July 1971.
Samuel R. Rugg
Quinn E. Andrews

MATTIE HARRIS
JAN. 19, 1914
JAN. 24, 2011

DALTON

DAVID WILSON
DEC. 25, 1915
MAY 12, 1996