

IN A SUBURBAN PARK

EXCELLENCE OF THE NEW MURPHY ADDITION.

AS A PLACE FOR HOMES

Possessed of All the Modern Essentials to Pleasant Home-Living, it is Fast Attracting Buyers Who Are Erecting Pretty and Substantial Residences.

Years ago the fact became apparent that the vacant territory on the western confines of the city lying between West Church and West Cedar streets would, at no distant day, surely, be required as suitable sites for pleasant homes for new-comers, and also for those owning homes in the more central parts of the city, who, because of the increasing demands for store sites, were rapidly being induced to give up their residences in those quarters.

Foreseeing this and observing the increasing trend westward, Mr. Samuel M. Murphy, who already owned a home comprising many acres, situated in the heart of that territory, began to add largely to this by frequent purchases of adjoining property, until at last he became the sole owner of a very large tract. He was not only a man of foresight and excellent judgment, but also of good taste, with financial ability to carry out his plans, and as these purchases were made the grounds were enclosed and select shade trees and shrubbery set out and constantly cared for.

OPENING UP THE PROPERTY.

Accordingly, before his death, some years ago, these grounds, thus beautified, constituted one of the attractive parts of those suburbs and seemed to lack nothing but an opening up to render them a most attractive addition to the city.

Carrying out what perhaps was Mr. Murphy's original intention, the Murphy Land Company, the present owner, has converted this large tract into such an addition and for two or three years past, at very great expense, have been engaged in making all kinds of modern municipal improvements of the most judicious and necessary nature to render lots in this addition exceedingly desirable as residence sites. The entire tract has been mapped off with excellent judgment and engineering skill. Streets and alleys of judicious width have been provided. A large circular brick sewer has been constructed, running substantially east and west through the entire property. The eastern end of this sewer connects with the large brick sewer built by the city and leading to the river. The former of these, eight feet more or less in diameter, is of the amplest size, not only to accommodate all lateral sewers, but to serve as a receptacle for all storm water. It has the decided advantage of a constant stream from the large Cockrill Spring pouring through it, thus keeping it at all times thoroughly cleansed. The most adequate provision has been made for every lot in the addition to be served with perfect facilities.

STREETS AND ALLEYS.

The streets, which, as stated, are of attractive width, have been given sufficient crown to shed the water to the gutters, and have been macadamized in the most approved way, so that it is a delight to drive over their smooth surface. The wide alleys have been macadamized and thoroughly rolled, with a slight inclination to the center, carrying all water and other matter to the sewer inlet, and also rendering ingress and egress to the rear portions of the various lots most accessible. Concrete gutters and curbing of the smoothest and most durable nature have been constructed. Water courses all along are unobstructed carrying all objectionable matter to the sewer inlets, and the pavements are thoroughly protected from vehicles of all kinds. These fine granitoid pavements are of ample width, perfectly smooth and very durable, having on the sides spaces for grass plots or shade trees. They give the entire property a clean, uniform and very attractive appearance.

Water pipes connected with those of the city, and furnishing an ample supply for all purposes, including fire protection and convenient fire plugs, have been put in place, and from these larger pipe services pipes have been extended to each lot to obviate the necessity of hereafter disturbing the solid guttering, curbing and pavements. So, with gas pipe, ample provision existing for the use of both gas and electricity. Beautiful shade trees of desirable size and handsome shrubbery adorn nearly every lot. With re-

spect to the pavement and streets, the lots, in almost every case, lie well. The few which did not do this naturally have been made to conform in this desirable particular.

MODERN IMPROVEMENTS.

In a word, this progressive company, fully realizing its possibilities and wonderful attractions, and seconded by the city authorities, in a wise and proper way, have added to the city a beautiful addition in a beautiful section, with every reasonably demanded municipal improvement substantially perfected before offering the lots to buyers—a great work, never before done in Nashville, thereby evincing not only good judgment, but really civic patriotism. Perhaps those who, in past years, have bought suburban sites and built homes can best appreciate such work, because they have had occasion to learn what it means to wait for years until, in the ordinary growth of the city, such things can be provided and enjoyed.

The company owning these lots and now offering them for sale have not allowed these extraordinary expenditures, made to secure at once all these desirable things, to deflect them from a wise and liberal policy. They impose on buyers only two restrictions—one that all houses built shall be of brick, or of material equally solid; another that each house shall be set back thirty-five feet from the pavement line. Both provisions are clearly in the interest of all purchasers, securing safety from fire, uniformity and other desirable things. The Street Railway Company, always quick to forecast substantial growth, have lines running on both sides of and directly through the property, with a service and schedule which leaves nothing to be desired. A minute's walk and the cars are reached from any part of the property.

DESIRABLE IN EVERY RESPECT.

When one considers the beauty and convenience of location of these lots, the pure air, the beautiful shade, every municipal convenience perfected, the desirability of the neighborhood and the proximity to Centennial Park—fast becoming the most delightful place for recreation in the State—it would seem difficult to specify any additional desired attraction.

Leaving out every other consideration, a sensible, artistic house, with modern conveniences, built on one of these lots, is certain to prove an investment which will, for the next five years, at least, increase at a greater ratio than 6 per cent. Where can a better one be safely made? The company realizes this, for they offer to build for anyone, looking to the house as security for their money. A more sincere earnest of their faith could not be given.

Twenty-five or thirty conservative, well-known citizens think they see in this addition not only a pleasant site for a home, but a safe and sensible investment of their money, and, accordingly, they are now building. Scores of others are negotiating. Others still would do well to examine into the truth of these statements, and "go and do likewise."