

MURPHY ADDITION

AGREEMENT OF TWO YEARS AGO HAS BEEN PERFORMED.

VAST IMPROVEMENT TO CITY

Pleasant Correspondence Between City Officials and Land Company Regarding Contract—Beautiful Suburb Has Required an Expenditure of \$300,000.

Two years ago the city entered into an agreement with the Murphy Land Company, the latter contracting to make certain public improvements on its land, and the former agreeing to extend the Lick Branch sewer through the property. The agreement required an expenditure of \$45,000 by the city, and the property was annexed by an act of the Legislature.

There has been no deal in recent years by which Nashville has profited more than by the aforementioned contract. During the two years all of the improvements have been made by both sides to the agreement. One of the most attractive and desirable residence suburbs in the city has sprung up. Twenty new homes have been built or are building, and many others will undoubtedly follow. The expenditure for public improvements and new homes is estimated at about \$300,000. As the result of the performance of the contract there has just been some pleasant correspondence between the company and the city officials.

The Board of Public Works received a communication from the Murphy Land Company on Saturday, which was as follows:

COMPANY'S LETTER.

"Referring to the agreement between this company and the city by which certain sewers, streets, sidewalks, curbs, guttering, water and gas mains, etc., were to be constructed on the Murphy Land Company property, we beg to state that all of said work has now been completed, except 130 feet of sidewalk on Patterson street, and that is under contract to be laid as soon as the buildings around it are out of the way.

"We would, therefore, request that you have said work inspected, and, if found satisfactory, kindly notify us officially of your acceptance of the same on behalf of the city."

The board referred this communication to the City Engineer, and from him has received a letter, which is as follows:

COMPLIED WITH CONTRACT.

"Referring to the communication of the Murphy Land Company of Dec. 9, hereto attached: The Murphy Land Company has fully complied with all the terms of the contract entered into with the city on Nov. 29, 1902, and in part said company has voluntarily done a great deal more than the contract called for.

"The workmanship is first-class and fully complies with the plans and specifications."

On receipt of this letter it was formally approved by the board.

The area of the tract of land over which the improvements extend is sixty-two acres. Including the cost of building the trunk sewer, \$45,000, there has been expended in improving this tract approximately \$148,000.

SIDEWALKS AND GUTTERS.

In the construction of sidewalks and gutters \$45,000 has been expended; streets, \$35,000; gas mains, \$5,000; lateral sewers, \$6,000, and water mains, \$11,000. The expense of all these improvements, the total cost of which was \$103,000, has been entirely borne by the Murphy Land Company.

The tract on which these improvements have been made embraces 11,000 front feet and, therefore, the expenditure per front foot amounts to over \$13. There are in the tract 182 lots the average size of which is fifty feet front by 170 feet deep and the prices which they have been commanding have been from \$20 to \$60 per foot. The average price is a little less than \$30.

HEAVY SALES OF LOTS.

It is a noteworthy fact that before the completion of the improvements fifty-seven, or nearly one-third of the total number of lots, were sold, and on twenty of them handsome residences have been built, or are building, at an average cost of \$5,000. Three of the residences cost \$12,000. The total value of the buildings put up is about \$150,000. All but twelve of the purchasers of lots bought them for the purpose of erecting residences on them, only twelve of the lots being bought for speculative purposes.

DESIRABLE PURCHASERS ONLY.

The lots are sold on express conditions, intended to prevent the property from being made undesirable as a place of residence. Purchasers of lots agree:

"That no shop, store, factory, saloon or business house of any kind no hospital, asylum or institution of like or kindred nature and no charitable institution, shall be erected and maintained on the premises hereby agreed to be conveyed, but the said premises shall be occupied and used for residence purposes only, and not otherwise."

"That no residence or dwelling house shall be erected or kept on said land costing less than twice the purchase price of said lot.

"That no residence or dwelling house or other structure shall be erected or kept on said land wholly or partly within thirty-five feet of the front line of the street on which said lot fronts.

RULING AS TO STABLES.

"That no stable shall be erected or kept on said land without the consent in writing first had and obtained of the Murphy Land Company.

"That the premises and no part thereof shall be sold, aliened, conveyed or devised to any person or persons of African blood or descent and that no

person or persons of African blood or descent shall own or acquire title thereto, either in fee or otherwise, or as tenants or lessees, but this covenant does not preclude or prohibit persons of African blood or descent from living on the said premises in the capacity of servants."

CITY ENGINEER'S REPORT.

As City Engineer Southgate remarks, the Murphy Land Company has done a great deal of work in improving the tract that it was not bound to do under its contract with the city. The company has built two and one-half miles of streets and four and one-half miles of sidewalks. Work which has been done not mentioned in contract includes putting down granitoid sidewalks on Boyd avenue from Church to Cedar street, on Murphy side of Church street, on Cedar street from a point near Elliston avenue to Boyd avenue, and on Arena avenue and Arena Place. Work done in compliance with the contract was grading and macadamizing and laying sewer and water mains, etc. In Patterson street between Boyd and Elliston avenues, Murphy avenue between Boyd and Elliston avenues, Leslie avenue between Felder and Elliston avenues, Vanderbilt avenue between Church and Cedar streets, and the east half of Elliston avenue between Patterson and Leslie avenue.

CANADIAN IN MEXICO.

MEXICO CITY, Dec. 10.—Sir William Mulock, Postmaster General of Canada, has been given an audience by President Diaz. The President displayed great cordiality to his visitor.

MOTHER SAVES CHILD.

JACKSON, Tenn., Dec. 10.—(Special.) Ema, the 3-year-old daughter of Mr. and Mrs. J. Monroe Phillips, was dangerously burned yesterday afternoon, and would have lost her life had it not been for the prompt and heroic work of her mother, whose hands were blistered and painfully burned in saving her little daughter. The child's clothing was nearly all burned, her hair scorched and she received other burns, but it is not believed that they will prove fatal.