

GRANDVIEW

MR. AND MRS. PAT AND LARRY DAUGHERTY

7050 WIKLE ROAD
BRENTWOOD, TN 37027

GRANDVIEW

The property Grandview was built on belonged to John and Anney Gray. Their daughter married Everett Owen in 1824 and purchased the estate in 1831. It is not known when Grandview was built but the first record of it's existence is shown on a county map in 1878 as the D.F. Collins residence. Daniel F. Collins came to Tennessee In 1840 and married the eldest daughter of Everett Owen, Mary Ann Duberry. Daniel Collins lived there until his death in 1887. The Grandview property changed ownership a number of times and endured fire more than once. In 1932, Lewis and Emily Gerber Edwards purchased the property and did extensive restoration work. The beautiful, marble mantels were imported from Italy. The circular staircase in the rear of the front hall has remained. The property is presently owned by Mr. and Mr. Larry Daughtery.

Brentwood Brochure

The following was retyped due to the lack of clarity in the document. The type was faded and very hard to read. This accounts for any discrepancies in the wording of the manuscript. It was recopied as closely as it could be.

THE DANIEL COLLINS RESIDENCE/GRANDVIEW 1849

This property was originally part of the tract belonging to John Gray and wife, Anney Gray. Their daughter married Everett Owen on November 11, 1824 and purchased the estate in 1831. They were the parents of nine children. Mary Ann Duberry, the eldest, married Daniel Collins, who came to TN in 1840. She was born in 1826 and died in 1853. He was born in 1817 and died in 1887. They had one daughter, Avery Ann Allen (Mrs. J.O.). I don't have the date of their marriage or the exact date of the building of the house, but the house was there, and D.F. Collins, listed on a map of the county in 1878, as residing there. He married a second and third time and had other children, Virginia, who married William Lipscomb; Emma, who married W. Black Davie (who was killed at the railroad crossing on Wikle Road); and I think three others. Daniel Collins lived there until his death in 1887. He died intestate and the estate was divided. His widow remained in the home until her death. Black Davis bought out the other heirs and owned quite a large tract, possibly including the original Gray and Owen tract, since his father and grandfather, who were the previous owners of that tract after it's leaving the Owen family, (not really leaving the family, however, for the Davis grandfather had married an Owen daughter). The Collins tract was sold to Mattie Ashley and son V. Bell Ashley and wife, Lucille, in 1904. It was during their ownership that some of the property was sold to the Baptist Church for the Children's Home. I don't know the date, possibly in the 1920's. The property previously had extended to the Franklin Pike. The Ashley family sold the place in 1932 but they remained in the county moving to Franklin, where one daughter, Mrs. Fulton Beasley still lives. Another daughter, Mrs. Taylor died recently in Franklin and a son lives in Maryland. They sold the property to Lewis Edwards and wife Emily Gerber Edwards in 1932. This is when the extensive restoration and remodeling was done. The front porch was built, replacing a small one over the front door which was moved to the side (east) off the library. Plumbing and electricity and furnace were installed. The porch connecting the kitchen to the house was enclosed. Hardwood floors were laid on the first floor. The Edwards added to the farm until they owned over 200 acres. They were divorced in 1939 and Mr. Edwards deeded the entire tract to Mrs. Edwards. She lived on the estate until her death in 1952. She died intestate, leaving one heir, a nephew, Charles Gerber. He did not wish to occupy to property and it was sold at public auction. The house contained numerous and valuable antiques, which were sold at the auction. The entire farm was bought by Carrie Hollandsworth and her daughter, Dorothy Solomon for \$75,000. This included the 200+ acres and the house. At the death of Mrs. Hollandsworth in 1955, Mrs. Solomon and husband sold the house and 81 acres to Walter Ralph Lawrence and wife, Sue, for \$50,000. The Solomons retained some 133 acres and remodeled and enlarged an existing log house in that portion and moved into it

(my house). Mr. and Mrs. Lawrence sold a 31 acre right of way for I-65, leaving 60 acres. At this time, the original barn (still standing) was moved to it's present location nearer the house. It formerly sat where the interstate now runs.

In 1966 Mr. and Mrs. Lawrence sold to Lester C. Anderson and wife Lola, the house and 60 acres for \$80,000. This same year Mr. Anderson transferred ownership to Herbert L. Harper and wife Bettye Anderson Harper. Mr. Harper, Mr. Anderson's son-in-law, was also a business partner. Mr. Anderson was in very poor health and it was felt that it was in the interest of the business that the property be under the control of Mr. Harper, however, Mr. and Mrs. Anderson retained ownership and residence until 1967, at which time the entire tract and house were sold to Ed Beasley and Noah Trip, who in turn sold it to Mrs. Gaynor Roberts Duff for \$113,000. The original entrance to the house was off Old Brooks Road across the railroad, the drive coming directly in front of the house and continuing to the barn. There was a drive to the barn from Wikle Road. The present driveway from Wikle Road was built by Mr. and Mrs. Edwards. The old driveway, from Old Brooks Road, is still detectable and also may still be traced by the house to the barn.

REFERENCES:

Bettye Harper

HISTORY OF GRANDVIEW

FRONT PORCH HOSTESS

- Overall History
- Monument - right yard - not sure where it originated loosely translated to "Without God nothing, with God enough"

CENTRAL HALL HOSTESS

- Daughtery's moved in 1985
- 1986 fire - gutted entire upstairs and water damaged downstairs
- 16 months of revovation and allowed them to add intercom and vacuum system and extra plumbing, which is uncommon for historical homes
- Many items seen through house collected during travels
- For example - vases and screen from china in central hall
- The staircase original to home and received minimal damage from the fire
- Piano is antique "chickering" dated 1876

RIGHT PARLOR HOSTESS

- Victorian furniture (antique)
- Painting original "Berker" a German artist
- Mantels in both parlors and dining room bought for the house in 1932 when became 100 years old; purchased from a burned home in Birmingham

DINING ROOM (SAME HOSTESS FOR PARLOR)

- Chandelier purchased from "Proctor House" in Nashville; originally gas changed to electrical
- All silver displayed antique
- Vicoria sofa table used as a server with 2 antique Russian gas lamps purchased in Denmark
- Antique high-chair that folds to a rocker
- Liquor cabinet purchased in China

LIBRARY HOSTESS

- 1920 partnership desk, so each partner could work on one side
- Cradle brought from France is a Napoleon III, and is used
- All woodwork and bookshelves designed by Daughtery's-keeping original style of house in mind
- Original stonework to fireplace, yet mantel copied from the ones upstairs. But when examined closely, are in a painted faux marble finish
- Bronzes displayed are Remingtons; with exception of the mantel piece which is a Russell

FAMILY ROOM (SAME HOSTESS AS LIBRARY)

- Wet bar and tv cabinet custom made to compliment home
- Furniture includes antique game table and a wonderful salesman sample - wing chair
- Portrait of son "Ben" by Frances Love of Gallatin

UPSTAIRS (AFTER FAMILY ROOM NEED TO BE DIRECTED UPSTAIRS AND BEAR LEFT TO MASTER BEDROOM AND BATH)

- Bath contains steam shower and jacuzzi
- Fireplace orig to home yet had been hidden by a bath tub by a previous owner
- Mantel goes back to 1830 and bought in Nashville; it is made of cast iron "faux marbled in tradition to the times"

BEDROOM

- 1/2 wall was original wall yet other section burned so maintained the 1/2 and formed a sitting area on opposite side
- Sitting area on opposite side
- Coffee table is another salesman sample "server"
- All furniture antique except loveseat which faces outdoor balcony
- Bed is a signature "C. Lee" made around 1834/35. Original from New Orleans is called "Southern Bed" because a flap in back that was open in summer and bed was placed by a window for draft
- Mosquito netting was added to canopy, same for Winter, except heavy curtains around canopy and casters on legs rolled to fireplace.
- End of bed window bench that was used like bed with seasons; hard to find today

GRANDBABIES ROOM HOSTESS

- Furniture all antique except bed and crib
- Notice wonderful stroller and potty chair

DAUGHTER'S ROOM (Successfully showed quarter horses, tophies displayed)

- Silk Oriental rug
- Cherry chimney back dresser
- Writing desk damaged in fire but restored
- Fischer paintings of "Insuspense" "Courtship" "Debutant"

UPSTAIRS BATH

- Very similar to master bath; was a hallway until the fire and designed into upstairs afterwards

(DOWNSTAIRS)

SOLARIUM HOSTESS/BUTLER'S PANTRY

- Mural painted by Lance Middlebrook
- Leaded glass doors brought from their house in Ohio replaced sliding glass doors that were there when bought home
- Antique banquet table when folded out seats 20, used on holidays, etc.
- Butler's pantry designed by Daughtery's; originally a hall

KITCHEN HOSTESS

- Cherry cabinets w/tile above stove custom designed out of Atlanta
- Original fireplace has been rebricked
- Closed is a pantry containing washer & dryer

(Kitchen hostess needs to direct guests out to pool house & explain its history)

POOL HOUSE

- Actually an old smokehouse yet not sure if original to house
- Directly behind is a garage/guest home not open to tour

(Guests to be directed to kennel)

KENNEL HOSTESS

- Original servants quarters
- 100 years old
- Home of "Daisy Mae"

BARN

- Built in 1981 out of California Hemlock Wook
- Has 8 stalls with complete wash rack
- Custom stall gates designed by Daughtery's when house was taken back to original name "Grandview"

GAZEBO HOSTESS

- Built when house burned designed by Daughterys
- Lattice taken from pool area
- Hearth/Fireplace repeated from those on side porches
- Furniture & light fixture custom made for gazebo
- Used for entertainment in all seasons

SPRING HOUSE (SAME HOSTESS AS GAZEBO)

- Original to the house
- 1940 changed to a cistern yet not used at this time

END OF TOUR

'Grandview' blends old, new for lucky owners

By Mindy Tate

BRENTWOOD JOURNAL EDITOR

Although it has been featured on homes' tours before, the historic "Grandview" has changed both inside and outside, according to its owners.

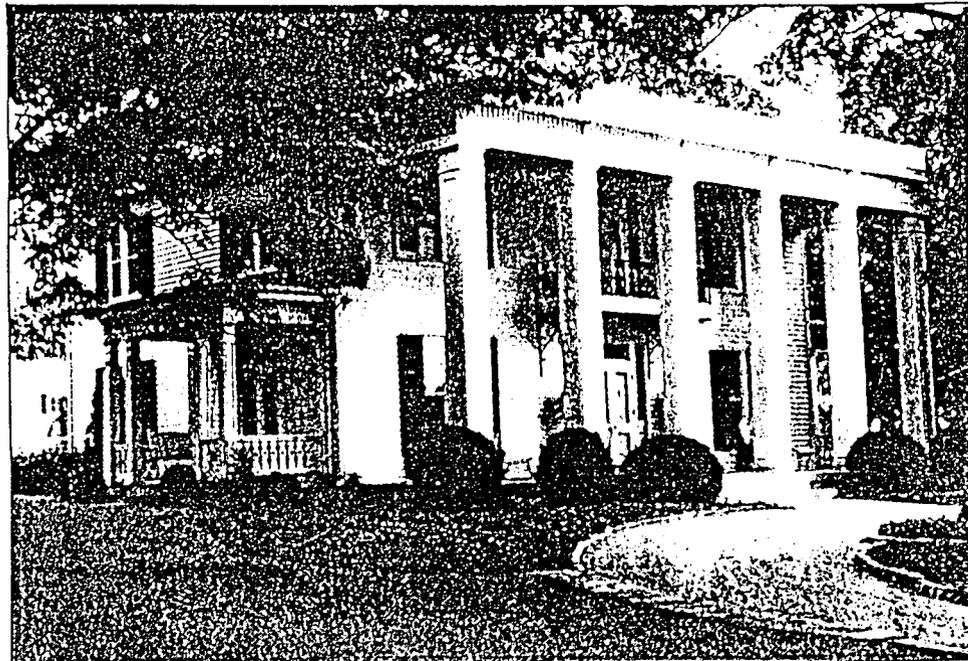
Larry and Pat Daugherty own the beautiful estate and ante-bellum mansion, which sits on 14 acres on Wikle Road West. It is one of seven sites being featured on "The Brentwood Pilgrimage," set for Oct. 13-14.

The Daughertys have lived in the home since 1985, restoring it twice — once before a fire in 1986 which gutted the upstairs and then after the fire. It took 18 months to complete the project after the fire.

"We moved here in 1985 from Medina, Ohio, from a quarterhorse farm," Mrs. Daugherty. "We wanted an old home and of course moving from a quarterhorse farm, we had tractors, horses and children."

The early history of the house is sketchy. It is estimated that the house was built in 1849 for Daniel and May Ann Duberry Collins. The earliest census reference to the house is in 1878.

The house and property remained in the family until 1904 when the property and home were sold to Mat-



Grandview makes a majestic photograph.

Brentwood Journal Photo by Gill Traugher III

tie Ashley and her son, V. Bell Ashley and his wife, Lucille. The Ashleys sold property to the Baptist church for the Tennessee Baptist Children's Home.

The Ashleys sold the property in 1932 to Lewis Edwards and his wife, Emily Gerber Edwards. Extensive remodeling and renovation was done. Mrs. Edwards had a front

porch built, moving a small one on the second story to the side of the house off the library.

The Edwards divorced in 1939 and Mrs. Edwards lived there until

her death in 1952. The house changed hands several times until it was sold to the Daughertys in 1985.

While the 1986 fire was a horrible thing, Mrs. Daugherty said it allowed the family to make some changes that might not otherwise have been possible.

"We changed the floor plan, but not the walls," said Mrs. Daugherty. "The fire allowed us that privilege. The bad news was that we were out of the house for 16 months."

"The good news is that we now have a beautiful, historic home that is modernized," she said. "We think it is important when you have a home of this historical value that you do everything you can to maintain and restore it."

The interior of the home blends period pieces with items collected from the Daugherty's worldwide travels. A Chinese screen sits across from an antique wardrobe while Russian hurricane lamps shine under a crystal chandelier.

Another spectacular aspect of the estate are the outbuildings on the property, including a three-car garage, smokehouse, kennel, springhouse, barn and gazebo, which was added when the Daughertys purchased the home.

"I fell in love with the house when I first saw it," she said. "I told my

husband it only needed two things: a Christmas tree on the balcony and a gazebo with a boxwood hedge complete the horseshoe (drive)."

Cider and ginger snaps will be served in the gazebo during the tour. The kennel and barn are the only outbuildings which will be open during the tour.

What is the best thing about the home?

"I think it is the peacefulness of it," said Mrs. Daugherty. "To me, this isn't a house. It is a home. This is a wonderful house. It opens up and you can have 150 people in it because of that wonderful foyer."

Other sites to be featured on the tour include Concord House, Vance Little; Mountview, Ray Bell; Owen Primm House, Ruby Primm; Mooreland Mansion, Koger Properties; Johnson Chapel United Methodist Church; and Owen Chapel Church of Christ.

Tickets for the tour, being sponsored by the Brentwood Historical Commission, are \$8 before the tour and are available at Brentwood City Hall, the library, the Brentwood Chamber of Commerce and Nashville Bank of Commerce in Kroger

The day of the tour, tickets will cost \$10 and be available at any of the tour sites.

Grandview

LAW OFFICES

MANIER, HEROD, HOLLABAUGH & SMITH

A PROFESSIONAL CORPORATION

DOMINION TOWER
2200 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH

NASHVILLE, TENNESSEE 37219-2494

TELEPHONE (615) 244-0030
TELECOPIER (615) 242-4203

742-9311

DIRECT DIAL NUMBER

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January 5, 1993

Ms. Linda Lynch
City of Brentwood
Brentwood Municipal Center
5211 Maryland Way
Brentwood, TN 37027

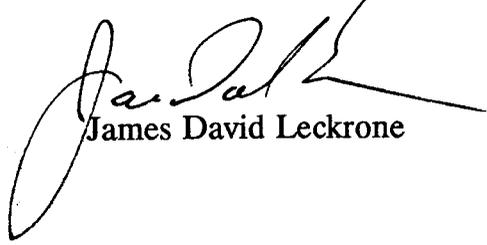
Dear Ms. Lynch:

I represent Patricia Daugherty and she has asked me to forward to you a copy of the restrictions on the property which Larry and Patricia Daugherty sold to Bill Wills. This property adjoins their present residence and contains several items which relate to their property.

If you have any further questions, please call me.

Sincerely,

MANIER, HEROD, HOLLABAUGH & SMITH


James David Leckrone

JDL/wb
encls.

cc: Patricia Daugherty

This instrument prepared by:

JAMES DAVID LECKRONE
Attorney at Law
Eighteenth Floor
Third National Bank Building
Nashville, TN 37219

WARRANTY DEED

Address of New Owner

Send Tax Bills to:

Map and Parcel No.

Bill R. Wills

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, LARRY H. and PATRICIA R. DAUGHERTY ("Grantors") have this day bargained and sold, and do hereby convey and transfer unto the said BILL R. WILLS ("Grantee"), his heirs and assigns forever, certain real estate in Williamson County, Tennessee, described more fully as follows:

TRACT I: Being a parcel of land lying in the city of Brentwood, Williamson County, Tennessee, and being a part of the property of Larry H. Daugherty, et ux, as of record in Deed Book, 539, page 956, and Deed Book 540, Page 768, Register's Office for Williamson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the east right-of-way line of CSX Transportation, said point of beginning being located as follows: From the intersection of the east right-of-way line of CSX Transportation and the south right-of-way line of Wikle Road, thence with the east right-of-way line of CSX Transportation, the following bearings and distances: Thence on a curve to the right, the radius of which is 5759.58 feet, the central angle of which is 09 deg. 05 min. 05 sec., the chord of which is south 29 deg. 02 min. 16 sec. west, 912.27 feet, along the curve distance of 913.23 feet to an iron pin; Thence south 33 deg. 28 min. 41 sec. west, 172.26 feet to an iron pin; Thence south 32 deg. 26 min. 45 sec. west, 186.38 feet to an iron pin; Thence south 33 deg. 51 min. 56 sec. west 495.75 feet to an iron pin; Thence south 33 deg. 28 min. 41 sec. west, 33.62 feet to an iron pin; Thence south 27 deg. 12 min. 24 sec. west, 307.98 feet to an iron pin; Thence south 26 deg. 47 min. 08 sec. west, 67.58 feet to the point of beginning, Thence with a severance line across the Daugherty property the following bearings and distances: Thence south 69 deg. 59 min. 25 sec. east, 185.99 feet to an iron pin; Thence north 86 deg. 23 min. 36 sec. east, 743.18 feet to an iron pin; Thence north 08 deg. 44 min. 48 sec. east, 240.72 feet to an iron pin; Thence on a curve to the left, the radius of which is 500.00 feet, the central angle of which is 22 deg. 03 min. 52 sec., the chord of which is north 02 deg. 17 min. 08 sec. west, 191.36 feet. along the curve distance of 192.55 feet to an iron pin; Thence on a curve to the right, the radius of which is 145.00 feet, the central angle of which is 72 deg. 46 min. 12 sec., the chord of which is north 23 deg. 04 min. 02 sec. east, 172.03 feet. along the curve distance of 184.16 feet to an iron pin; Thence north 59 deg. 27 min. 08 sec. east, 287.72 feet to a point in the south right-of-way line of Wikle Road, thence with the south right-of-way line of Wikle Road, south 81 deg. 27 min. 06 sec. east, 361.83 feet to a concrete monument at the intersection of the south right-of-way line of Wikle Road and the west right-of-way line of Interstate 65; thence with the west right-of-way line of Interstate 65 the following bearings and distances: thence south 16 deg. 16 min. 58 sec. west, 999.43 feet to a concrete monument; thence south 16 deg. 20 min. 18 sec. west, 497.70 feet to an iron pin corner common with Wills; thence with

Wills the following bearings and distances: thence north 81 deg. 16 min. 31 sec. west, 549.60 feet to an iron pin; thence north 81 deg. 17 min. 54 sec. west, 925.04 feet to an iron pin corner common with Wills in the east right-of-way line of CSX Transportation; thence with the east right-of-way line of CSX Transportation the following bearings and distances: thence north 24 deg. 11 min. 20 sec. east, 508.68 feet to an iron pin; thence north 30 deg. 28 min. 23 sec. east, 100.53 feet to the point of beginning, containing 1,327.722 square feet (30.48 acres, more or less).

TRACT II: Being a parcel of land lying in the City of Brentwood, Williamson County, Tennessee, being a part of the property of Larry H. Daugherty, et ux, as of record in Deed Book 539, page 956, and Deed Book 540, Page 768, Register's Office for Williamson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin corner at the intersection of the east right-of-way line of CSX Transportation and the south right-of-way line of Wikle Road, Thence with the right-of-way line of Wikle Road, the following bearings and distances: Thence south 80 deg. 46 min. 15 sec. east, 328.16 feet to an iron pin; Thence south 08 deg. 37 min. 00 sec. west, 883.23 feet to an iron pin; Thence with a severance line across the Daugherty property, the following bearings and distances:

Thence south 60 deg. 52 min. 48 sec. west, 539.57 feet to an iron pin; Thence south 69 deg. 46 min. 30 sec. west, 592.31 feet to an iron pin in the east right-of-way of CSX Transportation; Thence with the east right-of-way line of CSX Transportation, the following bearings and distances: thence north 33 deg. 51 min. 56 sec. east, 354.87 feet to an iron pin; thence north 32 deg. 26 min. 45 sec. east, 186.38 feet to an iron pin; thence north 33 deg. 28 min. 41 sec. east, 172.26 feet to an iron pin; thence on a curve to the left, the radius of which is 5759.58 feet, the central angle of which is 09 deg. 05 min. 05 sec., the chord of which is north 29 deg. 02 min. 16 sec. east, 912.27 feet along the curve distance of 913.23 feet to the point of beginning, containing 653.401 square feet (15.00 acres, more or less).

Being part of the same property conveyed to Larry Daugherty by deed from Nicholas S. McGowin of record in Book 540, page 768, Register's Office for Williamson County, Tennessee, and being part of the same property conveyed to Larry H. Daugherty and wife Patricia R. Daugherty by deed from Rodney A. Bross and Susan D. Bross of record in Book 539, page 956, said Register's Office.

This parcel is subject to the terms of such instruments as may appear of record in the Register's Office of Williamson County, Tennessee.

This conveyance is made subject to the restriction that any buildings constructed on the land shall be single family dwellings of traditional design at least 4,000 gross square feet in size and on lots of one (1) acre or greater in size. This conveyance is further subject to Grantors retaining a license to use water from any lake on the property for irrigation purposes only. Grantors shall at all times be granted reasonable access to the lakes to permit use of the water. Grantors agree that said water usage shall be limited to no more than one thousand (1,000) gallons in any 24-hour period and no more than ten thousand (10,000) gallons in any 30-day period. This license shall expire if and when neither the Grantors nor their heirs ~~no longer~~ have any interest in the adjacent property presently owned by the Grantors.

Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that same is unencumbered.