

DERIVING ADDRESSES FROM THE 1930 CENSUS ENUMERATION

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COMPANION TO "VENEERS OF HISTORY IN GREEN HILLS EAST", NASHVILLE SCENE

FINDING

The 1930 census enumerated eleven Green Hills households by name and walking order but left house numbers blank; chain-of-title matching to Plat 1 lots places the Beans at 1612 North Observatory and recovers Sally Carpenter, the only resident marked Black, with walking order as corroboration.

SUPPORTS IN THE ARTICLE

- *the four-line census enumeration of the Bean household*
- *enumerator Leo Boles's route through ED 19-220*

ABSTRACT

The 1930 census enumeration of Green Hills East recorded eleven Observatory Drive households by name and walking order but left the house-number column blank throughout. Recovering the street address for any household on the sheet requires working from the deed record outward: each named resident is matched to a Plat 1 lot through the chain of title, and the enumerator's walking order is used to corroborate that placement, never to anchor it. The method establishes the Bean household's address at 1612 North Observatory Drive through deed, later census, and subsequent conveyance evidence, all independent of the blank 1930 column. The same sheet carries the four-line enumeration of the Bean household's domestic servant — the only person on all eleven households the enumerator marked Black — whose presence and full name are recoverable only because this method places the household before the address column is consulted.

METHODOLOGY

WHY THE HOUSE NUMBERS ARE MISSING

The 1930 count was organized into Enumeration Districts small enough for one enumerator to finish in two weeks. ED 19-220 covered Green Hills East — the Observatory Drive, Burton Avenue, and Belmont Boulevard horseshoe laid out on Plat 1 of Green Hills (Plat Book 547, p. 128, 1927). The enumerator took his printed forms door to door and wrote down households in the order he met them.

Population Schedule Form 15-A had a column for the street and a column for the house number. In settled neighborhoods with systematic numbering, both got filled. In new subdivisions the number column often went blank. Green Hills East was three years old in April 1930; some lots had no permanent signage, residents gave inconsistent numbers, and the enumerator recorded the street

and moved on. Sheet 7A names the street and leaves the number column empty for all eleven households. Recovering an address requires correlating each written entry with evidence the census did not contain.

1930 U.S. Census, Davidson County, Tennessee, ED 19-220, sheet 7A - "Observatory Drive" labeled down the margin, the house-number column left blank. (National Archives, RG 29.)

THE CHAIN-OF-TITLE-FIRST METHOD

That evidence is the deed. Plat 1 holds 67 lots; originating deeds for 65 of them have been recovered from the Davidson County Register of Deeds and reconstructed into per-lot chains of title. Most sold in a tight burst between December 1926 and mid-1927, when the American Trust Company — trustee under a power granted by the Lipscomb family, the original landholders — conveyed each lot to its first buyer, at book and page numbers read directly from the deed images.

For each name on Sheet 7A:

1. Read the surname and given name off the census image.
2. Search the originating Plat 1 deeds for that surname as a 1927-era buyer of any lot. A hit is the candidate lot.

3. If the person was not an originating buyer — having acquired the lot in a secondary transfer — search the per-lot chains for a matching transfer in the 1927–1930 window.
4. Confirm the match on name consistency (allowing for period clerical variation and OCR noise between deed and census hands) and on geographic fit with the household's place in Boles's route.
5. Treat walking order as a check on the deed work, never as the anchor for it: Boles moved through the horseshoe in lot sequence, so dwelling numbers should track adjacent lots. A mismatch flags an error.
6. Record the basis. Each confirmation carries a book/page citation; placements short of that are flagged "strongly supported" or "lot unrecovered," with the gap named.

The 1940 and 1950 sheets are the last layer. A household holding the same relative position across three enumerations, with an explicit street number arriving in 1950, corroborates the deed work. It cannot anchor it, because backward tracing from a 1950 address presumes a continuity the deed record has to supply.

LEO L. BOLES AND THE APRIL 7, 1930 WALK

The sheet header carries the enumerator's name and date: Leo L. Boles, April 7, 1930. His Lipscomb affiliation is not established, and the name on the sheet is ambiguous between two real Lipscomb-connected men, neither a clean fit. *Henry Leo "H. Leo" Boles* (1874–1946) was a longtime Bible and philosophy professor and twice president of David Lipscomb College (to 1931) who lived at 4100 Granny White Pike, inside this enumeration area. But he was published and known throughout as "H. Leo Boles," not "Leo L. Boles," and a sitting college president personally walking a census route would be unusual. His son *Leo Lipscomb Boles* (b. 1907) matches the recorded initials exactly and was at Lipscomb in 1930 (baseball coach, 1930–1932), a plausible age for census work. But in 1930 he was not yet a professor (Ph.D. 1941; he later taught in the Miami public schools). The name best fits the son, who was not a professor, while the professor/president status fits the father, who did not go by "Leo L." The affiliation is therefore left open. Boles took the horseshoe in a day. His route ran along the north arm (Lots 1 through 6), turned onto Burton Avenue for at least one household, and continued down the south arm toward Belmont Boulevard.

The "Observatory Drive" label names the block's primary street, nothing stricter, and not every household fronted it. Dwelling 130, James H. Sutton, sits by deed at 1607 Burton Avenue (Lot 54), a side street Boles took in the same circuit. The label states the block; the address of a given line can be elsewhere on it.

FIXING THE BEAN HOUSEHOLD

The Bean household is Dwelling 129, Family 135, lines 15–18. The Lot 6 chain runs:

- March 9, 1927 (recorded): American Trust Company, Trustee → T.J. Haile Jr., Book 700, p. 652. Lot 6, 124 feet of Observatory Drive frontage, \$400 cash.
- May 23, 1927 (executed) / November 13, 1933 (recorded): T.J. Haile Jr. and wife Mary Sample Haile → Holt and Salome Bean, Book 919, p. 110. Lot 6 named. Consideration \$12,250.

The six-and-a-half-year gap between execution and recording is the deed’s strangest feature. The Beans were in the house by April 1927, when the *Nashville Tennessean* covered the opening of the Model Home on the lot. The conveyance was executed four months after that and then sat unrecorded for six years, unusual under period Tennessee practice though lawful. No documentary explanation for the gap — a deed of trust, pending mortgage, or family arrangement — has surfaced.

Once recorded in 1933, the Haile-to-Bean deed establishes continuous Bean ownership from the 1927 execution forward. The 1962 conveyance from the widowed Salome Bean to Edith E. Lynch (Book 3460, p. 152) carries a derivation clause: *“Being the same real property conveyed to Holt Bean and wife, Salome Bean, by deed from T.J. Haile, Jr. and wife, dated May 23, 1927, filed November 13, 1933, and recorded in book 919, page 110, said Register’s Office, the said Holt Bean having since died.”* Signed under oath and reciting Bean ownership of this lot across the relevant decades, it is the strongest corroboration the record offers.

Lot 6 is 1612 N Observatory Drive (Assessor Parcel 11715007700). The 1950 census writes “1612” in its address column. Bean = Lot 6 = 1612 N Observatory rests on four independent instruments: the 1927 originating deed, the 1927/1933 Haile-to-Bean conveyance, the 1962 derivation clause, and the 1950 address column.

THE ADJACENCY CHECK

Walking order confirms it. Before Bean at Dwelling 128 is John S. Milam, “Optical, Optical Co.” The Lot 4 chain (1608 N Observatory) names the originating buyer as John S. and Mildred Moore Milam, [Book 700, p. 500](#). Lot 4 sits beside Lots 5 and 6, the Bean compound: Boles walked Milam, then the Beans, and the dwelling numbers track the lot numbers. Before Milam, at Dwelling 127, is the Calhoun household — Rev. Hall L. and Mary Etta Calhoun, pastor of Belmont Avenue Church of Christ — whose Lot 1 deed (1602 N Observatory) names Hall Laurie and Mary Ettah Calhoun, [Book 770, p. 618](#). Lot 1 is the first lot a walker meets entering the horseshoe from the north. Calhoun (Lot 1) → Milam (Lot 4) → Bean (Lots 5+6) is geographically coherent and deed-confirmed at every step.

The later enumerations replicate the sequence. In 1940 (ED 19-264, Sheet 3A) Milam is at HH 52 and Bean at HH 53. In 1950 (ED 19-72, Sheet 4) the widowed Mildred M. Milam is at HH 37, address “1608,” and Holt Bean at HH 38, address “1612.” The walking order is one of three corroborating layers, never the sole basis: were the deed identification wrong — had the Beans held a lot on the south arm instead — the sequence would break, and the three-decade adjacency to Milam would not replicate. Its consistency across 1930, 1940, and 1950 makes a misidentification effectively impossible to construct.

SALLY CARPENTER'S LINE

Line 18 is the entry for Sally Carpenter inside the Bean household: Servant / Negro / F / 28 / Single / Tennessee / Maid / Private Home. Her placement at 1612 N Observatory follows from the Bean household's, which the deeds fix, and rests on no evidence specific to her. Where she lived before and after 1930, and what became of her, is the subject of [Sally Carpenter's Documentary Trail](#).

SOURCES

Primary documents

- 1930 U.S. Census, Tennessee, Davidson County, ED 19-220, Sheet 7A, lines 15–18 (Bean household, Dwelling 129, Family 135). Enumerated April 7, 1930 by Leo L. Boles. NARA microfilm publication T626.
- 1950 U.S. Census, Tennessee, Davidson County, ED 19-72, Sheet 4. Bean household HH 38, address column “1612.” NARA, Seventeenth Census of the United States.
- Davidson County Register of Deeds, [Book 700, p. 652](#) (March 9, 1927): American Trust Company, Trustee → T.J. Haile Jr., Lot 6 of Plat 1.
- Davidson County Register of Deeds, [Book 919, p. 110](#) (executed May 23, 1927; recorded November 13, 1933): T.J. Haile Jr. and Mary Sample Haile → Holt and Salome Bean.
- Davidson County Register of Deeds, [Book 3460, p. 152](#) (October 30, 1962): Salome Bean → Edith E. Lynch; derivation clause naming Holt Bean and Book 919, p. 110.
- [Plat Book 547, p. 128](#) (1927): Plat 1 of Green Hills, 67 lots.
- Chain of title for Lot 6, 1612 N Observatory Drive (the Bean lot, 1927–2014), and Lot 1, 1602 N Observatory Drive (the Calhoun adjacency), reconstructed from the originating and successor deeds in the Davidson County Register of Deeds (see book/page citations above).
- Metropolitan Historic Zoning Commission. *A Short History of Green Hills East NCZO, Part II* (working draft, 2025), p. 8: white-household cross-references for Observatory Drive circa 1931.

FINDINGS

THE BEAN HOUSEHOLD OCCUPIED 1612 N OBSERVATORY DRIVE, LOT 6 OF PLAT 1, ON APRIL 7, 1930

Holt Bean, 39; Salome Bean, 39; their son Jack, 7; and Sally Carpenter, the household's 28-year-old servant, are the four people the sheet places at the lot. The address rests on two independent deed instruments — Book 919, page 110, the 1927/1933 Haile-to-Bean conveyance naming Lot 6, and Book 3460, page 152, the 1962 derivation clause that recites it. The 1950 address column (“1612”) and the multi-decade adjacency to Milam at Lot 4 corroborate.

LEO L. BOLES ENUMERATED ED 19-220, SHEET 7A, ON APRIL 7, 1930

His signature and date head the sheet. The dwelling sequence Calhoun (127) → Milam (128) → Bean (129) maps to Lots 1, 4, and 5+6 in the order a walker meets them entering the horseshoe from the north. His Lipscomb affiliation is not established: the institutional tie is ambiguous between two real men — Lipscomb president and professor *H. Leo Boles* (1874–1946), who did not go by “Leo L.,” and his son *Leo Lipscomb Boles* (b. 1907), whose initials match but who was not yet a professor in 1930, as the methodology section sets out above.

SALLY CARPENTER IS THE PERSON AT LINE 18, WITHIN THE BEAN HOUSEHOLD

Line 18 records her as Negro, 28, single, born in Tennessee, a maid in a private home. Her placement follows from the Bean household’s, established by the deeds above. She is the household’s only non-white member.

SALLY CARPENTER WAS THE ONLY BLACK PERSON ENUMERATED IN ANY OF THE ELEVEN HOUSEHOLDS ON SHEET 7A

The other ten heads — Calhoun, Milam, Sutton, Vaughn, Grant, Ward DeWitt, Hall, Womack, Chilton, and Dismukes — are each marked white in the race column. The Vaughn placement resolves to Lot 50, 1735 N Observatory Drive: Sam H. Vaughn and his wife Frances were the lot’s originating buyers from the American Trust Company on March 30, 1927 ([Book 700, page 752](#)), the *MHZC Short History* independently records a Vaughn on Observatory Drive in 1931, and the Lot 50 deed carries the same Covenant 4 racial restriction as the rest of Plat 1.

THE ROUTE COVERS BOTH ARMS OF THE HORSESHOE AND AT LEAST ONE BURTON AVENUE HOUSEHOLD

The “Observatory Drive” label names the block’s primary street, not the frontage of every entry. Sutton, at Dwelling 130, is deed-confirmed at Lot 54 — 1607 Burton Avenue — a side street Boles took within the same circuit.

TEN OF ELEVEN HOUSEHOLDS ARE DEED-CONFIRMED TO SPECIFIC PLAT 1 LOTS

Chain-of-title walks through the Davidson County deed books recovered originating deeds for 65 of the 67 lots and confirmed ten of the eleven Sheet 7A placements to specific lots. The eleventh, Hall, a renter, is strongly supported by his 1938 purchase of the lot he most plausibly rented. The two lots not recovered are 34 and 38, whose chains break at Davidson County probate — Will Book 96, page 436, and Will Book 88, page 522 — and neither is a Sheet 7A household.

BIBLIOGRAPHY

1930 United States Federal Census. National Archives and Records Administration. Microfilm publication T626, roll [Tennessee, Davidson County, ED 19-220]. Ancestry.com.

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Davidson County Register of Deeds. *Deed Book 700*, p. 652 (recorded March 9, 1927). Metropolitan Government Archives, Nashville, Tennessee.

Davidson County Register of Deeds. *Deed Book 919*, p. 110 (executed May 23, 1927; recorded November 13, 1933). Metropolitan Government Archives, Nashville, Tennessee.

Davidson County Register of Deeds. *Deed Book 3460*, p. 152 (October 30, 1962). Metropolitan Government Archives, Nashville, Tennessee.

Davidson County Register of Deeds. *Plat Book 547*, p. 128 (1927). Plat 1 of Green Hills. Metropolitan Government Archives, Nashville, Tennessee.

United States Bureau of the Census. *Instructions to Enumerators: Population and Agriculture, Fifteenth Census of the United States, 1930*. Washington, D.C.: Government Printing Office, 1930.

SUGGESTED CITATION

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