K 3103

For and in consideration of the sum of $10.00

Ten and No/100 DOLLARS

Cash in hand paid by James McDonald and Wife, Mary Louise McDonald, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Oscar Short, (a Widower) have bargained and sold, and by these presents do transfer and convey unto the said James McDonald and Wife, Mary Louise McDonald their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being part of lots Nos. 94 and 95 of the plan laid off by D. T. McGavock and others as of record in Plan Book No. 21, page 23, Register's Office for said County, described as follows:

Beginning on the northern line of Ophelia Avenue, now Monroe Street, at the southwestern corner of Isaac Osgood's lot (since owned by Battenschlag); running thence northwardly along the line of the said Osgood lot, passing his corner to a point opposite the center of a 12 foot alley, 111 feet, more or less; thence at right angles westwardly 52 feet, more or less, to the line of the lot heretofore sold to Theo. E. Kirschhefer and since owned by H. C. Beck; thence southwardly along the line of his lot 96 feet, more or less, to said Monroe Street; thence eastwardly along the line of said street 55 feet, more or less, to the beginning.

Being the same real property conveyed to Oscar Short and Wife, Maggie Short, and to the survivor in fee simple; by deed from Julia A. Birthwright, dated May 12, 1919, filed May 13, 1919, and recorded in book 533, page 30, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James McDonald and Wife, Mary Louise McDonald their heirs and assigns, forever.

And I do covenant with the said James McDonald and Wife, Mary Louise McDonald that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. Except 1960 taxes which have been prorated and assumed by the Purchaser.

And I, Oscar Short do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James McDonald and Wife, Mary Louise McDonald their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of July, 19 60

Oscar Short

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mack H. Webb, a Notary Public in and for said County and State, the within named Oscar Short (A Widower)

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this 23rd day of July, 19 60.

My Commission Expires 10/24/60

Mack H. Webb
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
AUG 1 1960
at 8:45 A.M.
and recorded in Book
Page
JAMES E. DONOHUE, R.M.

OSCAR SHORT (A Widower)
TO
WARRANTY DEED

Fee $2.00

G 432