K 3282

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 ----------

----------($10.00) ----------DOLLARS

Cash in hand paid by Hunter B. Short and wife, Jean M. Short, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

Patricia Potter McDonald and husband, Robertson McDonald

_____ have bargained and sold, and by these presents do transfer and convey unto the said Hunter B. Short and wife, Jean M. Short

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 feet of Lot 18 and the northerly 80 feet of Lot 17 of Block E, in the Honeywood Subdivision of the Malone Estate, not of record, more particularly described as follows:

BEGINNING at a point in the east margin of Sunnyside Drive 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line 284 feet more or less to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18 and Lot 17, 140 feet to a point, being the northeast corner of a 20-foot strip conveyed to Victor H. Stromquist and wife, by deed recorded in Book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's North line, 284 feet to a point in the easterly margin of Sunnyside Drive, Stromquist's northwest corner; and thence in a northerly direction with the east margin of Sunnyside Drive 140 feet more or less to the beginning.

Being the same property conveyed to Patricia Potter McDonald and husband, Robertson McDonald, by deed from William Frank Cox and wife, as of record in Book 2279, page 343, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hunter B. Short and wife, Jean M. Short their heirs and assigns, forever.

And we do covenant with the said Hunter B. Short and wife, Jean M. Short that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Patricia Potter McDonald and husband, Robertson McDonald do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hunter B. Short and wife, Jean M. Short their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of September, 19 61

Patricia Potter McDonald

Robertson McDonald

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