equitable estate in Thomas Weir's share. The widow of David Weir was entitled to one third Thos to 1/3 & Mrs McCan to 1/3 of the property. If the widow died intestate without having disposed of her share in her life time Thomas Weir will be entitled to half of her share; & you will thus have acquired a title to a half; but Admr. must be taken out to David & also to his widow. The property contains 32 f. in front by 130 feet in rear of an unimproving part of the town. A large lot near favorably situated to quarter sessions was let lately at 3/ p foot, which was capable of being converted into three rents. This lot of Weirs is situated on the brow of a hill. It appears Mrs Weir leased it to Kane. This lease is void in consequence of administration not having been taken out to David Weir: but if it was taken out by her the lease may be good for her share. I do not think the whole concern will be worth £90 to £100 of which you will probably only be entitled to one third, & certainly not more than a half. No one will purchase such a defective title. Mrs McCan is I am told a pauper. two administrations must be taken out, & no one can do it but Mrs McCan & her son. & I do not think they will be able to find the necessary bail men. So that I fear the expense of looking after this concern will be greater than any thing that can be got out of it.

It will take a stamp of £10,0,0 to a power of attorney to enable a person to sell property; & no person likes a title that is not given direct by the Owner. It requires a stamp of £5.0.0 to authorise collecting of rents; but for this matter I do not expect to be asked for a power of atty. & hope to get in your rents without trouble.

I shall endeavour to arrange with Wallace Mapp & Grey's representative about the chimney; but he is a hard man to deal with.

There are about 60 years of Weirs lease unexpired.

23 apl. 1836. I have arranged that on Wallace shewing his title to the late John Grey's rent he is to be paid, & I am to receive it from the Ballast office. He has been in London for some time past. All the other tenants have paid their rents till last Nov to

the Son of the late Jas

Napier.

Yours

Yours truly

Jas Bruce

C Birnie Esq.

Shawndale

25 April 1836

Jas & Bruce

Balt. 29 April 1836

C Birnie Esq.

I will be at the

Steam boat on Monday

Send me one of yr armorial seals

you have 2 in a box I want to have

one cut & send me the box with both

I had them once before but returned

them

Mr Bruce

Mon

Saint Jones.