K 2991

# WARRANTY DEED

*For and in consideration of the sum of* FIVE AND NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -DOLLARS cash in hand paid to me, Luna DeBerry Powell, widow of Shelley Powell, deceased, by Perkins DeBerry, receipt of which is hereby acknowledged, and for other good and valuable considerations not herein mentioned, I the said Luna DeBerry Powell,

_______ *have bargained and sold, and by these presents do transfer and convey unto the said* Perkins DeBerry his *heirs and assigns,* ~~a certain tract or parcel of land in Davidson County, State of Tenn essee, described as follows~~ the remainder estate in fee reserving hereby a life estate in the grantor, Luna DeBerry Powell, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lots Nos. 168 and 169 in Maury & Claiborne's Addition to South Nashville, a plan of which is of record in Book No. 21, pages 84 and 85 of the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 168 and 169 front 35 feet each on the East side of Maury Street and run back, between parallel lines, 165 feet to an alley, Lot No. 169 running back with the Northern margin of Cannon Street, and refers to deed in Book No. 417 page 343 Register's Office for Davidson County, Tennessee, being the same property conveyed by deed of G. A. Goings and wife, Ida M. Goings to Shelley Powell and wife, Mattie Powell of record in Book 1092 page 169, Register's Office for Davidson County, Tennessee, and being the same property given to Luna DeBerry Powell by her deceased husband, Shelley Powell who survived his first wife, Mattie Powell and who being the owner in fee placed his said wife, Luna DeBerry Powell in possession of said land by gift prior to his death on February 9, 1952 with the expressed intention that it was her property by gift from the said Shelley Powell,

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Perkins DeBerry _______ *heirs and assigns, forever.*

*And* I *do covenant with the said* Perkins DeBerry *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~~ the remainder in said land, after my death to him.

*And* I, Luna DeBerry Powell, a widow *do further covenant and bind* myself and *heirs and representatives, to warrant and forever defend the title to the said land to the said* Perkins DeBerry his *heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness* My *hand this* 29th *day of* October, *19*59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Luna DeBerry Powell

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Joseph L. Lackey, *a Notary Public in and for said County and State,* Luna DeBerry Powell

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee,*

*this* 29th *day of* October, *19*59

Joseph L. Lackey *Notary Public*

*My commission expires* 11/10/1062

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