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WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas H. Powers (NAME:)	Same (NAME:)	
Box 173-J, Rt. 2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	44-15
Saltillo, Miss. 38866 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	45 PW

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

and for the love and affection I hold and bear for my two sons and only children, Douglas H. Powers and Phillip.H. Powers, the receipt of all of which is hereby acknowledged,

AUG-4 72	CONV	11,000.00			
AUG-4 72 S'TAX			A*	28.60	
AUG-4 72 PR'FEE			A*	.50	
AUG-4 72 W'DEED			A*	6.00	* 35.10

I. Flary J. Powers

have bargained and sold, and by these presents do transfer and convey unto the said Douglas H. Powers and Phillip H. Powers, their

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

Land in Davidson County, Tennessee, being Lot No. 86 of Section "A" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County. Said Lot No. 86 fronts 55 feet on the easterly margin of Lawrence Street and extends back between parallel lines 87.9 feet to a dead line.

Being the same property conveyed to Flary J. Powers and wife, Pearl Powers by deed from Lucie A. Sims of record in Book 4085, page 81, Register's Office for Davidson County, Tennessee. Pearl Powers now deceased. Said Land is conveyed subject to:
Restrictive covenants contained in deed from E. I. DuPont de Nemours and Company to Dossie L. Sims and wife, of record in Book 1905, page 450, as modified by an instrument dated August 23, 1955, filed August 26, 1955, and recorded in Book 2447, page 151, Register's Office for Davidson County, Tennessee.

A life estate for and during the period of my natural life is expressly retained in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,000.00

Subscribed and sworn to before me, this the 3rd day of August, 1972

Flary J. Powers
Affiant

My commission expires: 11/27/76 (Affix Seal)

Judy L. Anderson
Notary Public

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unimproved (_)
This is improved (X) property, known as Lot No. 86 Section "A" (House Number) Lawrence Street (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas H. Powers and Phillip H. Powers, their *heirs and assigns, forever.*

And I *do covenant with the said* Douglas H. Powers and Phillip H. Powers *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 for a life estate which I reserve for myself for and during the period of my natural life.

And I, Flary J. Powers *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Douglas H. Powers and Phillip H. Powers, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3rd *day of* August, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/Flary J. Powers/
Flary J. Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy L. Anderson, a Notary Public in and for said County and State, the within named Flary J. Powers, a widower,

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 19 72

Judy L Anderson, Notary Public.

Commission Expires 4/27/76

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

B6999 FILED FOR REFERENCE AUG 4 8 09 AM '72 FLIZ. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires