THIS INSTRUMENT PREPARED BY:
EARL THOMPSON, ATTORNEY
14th Floor, Nashville Trust Bldg.
Nashville, Tennessee 37201

BOOK 5175 PAGE 306

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. McGraw and ~~Sue Brasel~~ (NAME:)	Lumberman's Investment (NAME:)	53-3-61
1204 Birdsall Street (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Ave. (STREET ADDRESS)	
Old Hickory, Tn. 37138 (CITY) (P. O. ZONE) (STATE)	Memphis Tn. (CITY) (ZONE) (STATE)	4D-44420

For and in Consideration of the sum of THIRTY THOUSAND AND NO/100 ($30,000.00)---------- *DOLLARS*

cash in hand paid to the undersigned, by George D. McGraw and Sue Brasel, receipt of which is hereby acknowledged, Leonard Newsom and Elmer H. Newsom, Conservator for Eula Newsom,

JUL26??	CONV	30,000.00			
JUL26??S'TAX			B*	78.00	
JUL26??PR'FEE			B*	.50	
JUL26??	W'DEED		B*	6.00	* 84.50

have bargained and sold, and by these presents do transfer and convey unto the said George D. McGraw and Sue Brasel McGRAW *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. 62 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 67, Register's Office for said County.

Said Lot No. 62 fronts 56.9 feet on the westerly side of Birdsall Street and extends back 86.3 feet on the northerly line and 86.2 feet on the southerly line to a dead line, measuring 57 feet thereon.

Being the same property conveyed to Leonard Newsom and wife, Eula Newsom, by deed from J. A. Bentley, et al, Trustees for Old Hickory Methodist Church, Old Hickory, Tennessee, of record in Book 2702, Page 67, Register's Office for said County.

Elmer H. Newsom is the duly appointed Conservator of and for his mother, Eula Newsom and by Decree of record in Book 2115, Page 516, Probate Court for Davidson County, Tennessee in the case of Leonard Newsom and Elmer H. Newsom v. Eula Newsom, No. 64272, Elmer H. Newsom is expressly authorized, directed and empowered to convey the interest of Eula Newsom to and in said land to said purchasers herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 22nd day of July 1977

Affiant

My commission expires: 6/7/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 1204 Birdsall, Old Hickory, Tennessee 37138
(House Number) (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 George D. McGraw and Sue Brasel, their *heirs and assigns, forever.*

And we *do covenant with the said* George D. McGraw and Sue Brasel *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.*

And Leonard Newsom and Elmer H. Newsom, Conservator for Eula Newsom, *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* George D. McGraw and Sue Brasel, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 32nd *day of* July, *1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard Newsom
Leonard Newsom

Elmer H. Newsom
Elmer H. Newsom, Conservator
~~for Eula Newsom~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Leonard Newsom and Elmer H. Newsom, Conservator for Eula Newsom,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* July, *19* 77.

....., *Notary Public.*

Commission Expires 6/7/80

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 .....

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 .....

E163 3 JUL 26 9 05 AM '77 ROBERT E. LEE TAYLOR REGISTER DAVIDSON CO. TENN.