BOOK 5271 PAGE 765

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin R. Wong and Gretchen S. Barbatsis (NAME)	Fidelity Federal Savings & Loan Association (NAME)	117-4
1704 Sweetbriar Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	#12 2d
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	24W-12195

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

CAROLYN CAPPS (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said
MARTIN R. WONG (UNMARRIED) and GRETCHEN S. BARBATSIS (UNMARRIED) as Joint Tenants with the right of survivorship their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 47-1/2 feet of Lot No. 236 and the westerly 10 feet of Lot No. 235 on the Plan of Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34, said Register's Office, described as follows:

Beginning on the northerly margin of Sweetbrier Avenue at a point 257.3 feet west of the westerly margin of Oakland Street or Avenue; thence with the northerly margin of Sweetbrier Avenue, westwardly 57-1/2 feet; thence northerly 175 feet to an alley; thence with said alley, eastwardly 57-1/2 feet to a point 10 feet east of the corner of Lots 235 and 236; thence southwardly and parallel with the line between said two lots 175 feet to the beginning.

Being the same property conveyed to Joe M. Capps and wife, Carolyn Capps, by deed from Katharine P. Hooper, Single, Elizabeth Sue Hooper, Single, James William Hooper and wife, Elizabeth H. Hooper, Edward Hogin Hooper and wife, Frances J. Hooper and T. C. Hooper and wife, Frances S. Hooper, of record in Book 4672, page 160, said Register's Office, the said Joe M. Capps having since died and property vested in Carolyn Capps of record in Will Book 106, page 577, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,950.00

Subscribed and sworn to before me, this the 6th day of April 1978

Affiant

My commission expires: 11-26-80 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 1704 Sweetbriar Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
MARTIN R. WONG and GRETCHEN S. BARBATSIS their *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes; plan of record in BK. 421, page 34
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* MARTIN R. WONG and GRETCHEN S. BARBATSIS their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 6th *day of* April, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carolyn Capps

Carolyn Capps

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Carolyn Capps, unmarried

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* 6th *day of* April, *19* 78.

Sherry S. Moore *Notary Public*

Commission expires 2/28/81

SHERRY S. MOORE * NOTARY PUBLIC * 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 .....

APR 11 78	CONV	39,950.00			
APR 11 78	S'TAX		B*	103.74	
APR 11 78	PR'FEE		B*	.50	
APR 11 78	W'DEED		B*	4.00	* 108.24

112700-7

WARRANTY DEED

FROM
Carolyn Capps

TO
Martin R. Wong and
Gretchen S. Barbatsis

E 5 9 0 1 9

IDENTIF. REFERENCE

APR 11 9 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238