FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37900.00

Robert P. Capps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 1978.

Notary Public

MY COMMISSION EXPIRES: 5-8-81

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert P. Capps (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 117-3
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 57
(CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	16DA-855

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOIS FREEMAN AND MARGARET PIRTLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT P. CAPPS AND WIFE, RISA G. CAPPS

HEREINAFTER CALLED THE GRANTEES, 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 a part of the property described in Deed Book 2752, page 457, said Register's Office, described according to a survey made by Bruce Rainey & Associates, dated April 17, 1978, as follows:

Beginning at a point in the westerly margin of Primrose Avenue, formerly Hazelwood Avenue, said point being 200 feet southerly from the intersection of said Avenue with Cedar Lane; thence westwardly 87 feet to an iron pin in the margin of Allen's Easterly line; thence southerly along Allen's Easterly line 196 feet to a point; thence westwardly 87.5 feet to a point; thence southwardly 9.5 feet to a point; thence eastwardly 200.8 feet to a point; thence northwardly 329.3 feet to the point of beginning.

Being part of the same property conveyed to Stella C. Farley and Harold O. Farley by deed from Evelyn Bransford Hyde and husband, Ralph Hyde of record in Book 2752, page 457, said Register's Office, the said Stella C. Farley having since died, the property was vested in Harold O. Farley as the surviving tenant by the entirety; Harold O. Farley having since died the property was vested in Lois Freeman and Margaret Pirtle as devisees under the will of record in Will Book 122, page 366, Probate Court Clerk's Office of Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 2963 Primrose Ave. (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of April, 1978

Lois Freeman
Lois Freeman

Margaret Pirtle
Margaret Pirtle

Ferdinand W. Pirtle

STATE OF ALABAMA
COLBERT County

BOOK 5279 PAGE 894

Personally appeared before me, Linda S. Williams, a Notary Public in and for said County and State, the within named Lois Freeman and Margaret Pirtle and Ferdinand W. Pirtle

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 Sheffield, Alabama, ~~Tennessee~~, this 24th day of April 19 78

Commission expires May 3, 1978

Linda S. Williams
Notary Public

State of Tennessee
Davidson COunty

Personally appeared before me, Judy S. Wells, a Notary Public in and for said County and State, the within named Lois Freeman, the 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 28th day of April 1978.

My Commission expires August 2, 1980

Judy S. Wells
Notary Public

WARRANTY DEED

FROM

Lois Freeman and

Margaret Pirtle

TO

Robert P. Capps and wife,

Resa G. Capps

FEE 2844

IDENTIF. REFERENCE

MAY 1 3 56 PM '78

FELIX A. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-1 78	CONV	37,900.00			
MAY-1 78	S'TAX		B*	98.5[illegible]	
MAY-1 78	PR'FEE		B*	.50	
MAY-1 78	W'DEED		B*	4.00	* 103.04