BOOK 10327 PG 132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF January 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT C. CAPRIO (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	72-4-226
1519 MCGAVOCK PIKE (ADDRESS)	155 NORTH LAKE AVENUE (ADDRESS)	15DZ-31590
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	PASADENA, CA 91109 (CITY) (STATE) (ZIP)	

FOR AND 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, ALICE W. JEW FOUNDATION AND THE ESTATE OF ALICE WONG JEW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT C. CAPRIO AND JACQUELEEN S. BOKOS, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 the westerly 52 feet of Lot No. 31, Block "A", on the Map of INGLEWOOD GOLF CLUB ESTATES, of record in Book 843, page 98, Register's Office for DAVIDSON County, Tennessee.

SAID part of Lot No. 31 fronts 52 feet on the northerly margin of McGavock Pike, formerly Williams Ferry Road, and extends back 200 feet, more or less, on the easterly line and 199 feet on the westerly line, as measured from the center of said Pike, to a dead line in the rear, measuring 52 feet thereon.

BEING the same property conveyed to ALICE W. JEW, by deed from James Watts and wife, Wanda G. Watts and Leland Watts and wife, Winnifred A. Watts, of record in Book 7555, page 80, Register's Office for DAVIDSON County, Tennessee. The said Alice W. Jew has since died testate; and by Will of record in Will Book 192, page 311, Probate Court for Davidson County, Tennessee, subject property was devised to THE ALICE W. JEW FOUNDATION.

ALICE W. JEW AND ALICE WONG JEW ARE ONE IN THE SAME PERSON.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1519 MCGAVOCK PIKE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 21st day of January 19 97

ALICE W. JEW FOUNDATION
By: Jack R. Byrd, Trustee
JACK R. BYRD, TRUSTEE

THE ESTATE OF ALICE WONG JEW
By: Jack R. Byrd, Executor
JACK R. BYRD, EXECUTOR

STATE OF TENNESSEE
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 or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JACK K. BYRD and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the TRUSTEE and _____ respectively of the ALICE W. JEW FOUNDATION the within named bargainor, and that he as such TRUSTEE and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JACK K. BYRD as such TRUSTEE, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 21st day of January 1997.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated January 7, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

97 JAN 23 AM 10:29
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0266318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JACK K. BYRD, with whom I am personally acquainted and who upon his oath acknowledged himself to be the EXECUTOR of THE ESTATE OF ALICE WONG JEW, the within named bargainor, and that he as such EXECUTOR being authorized so to do, execute the foregoing instrument for the purposes therein contained.

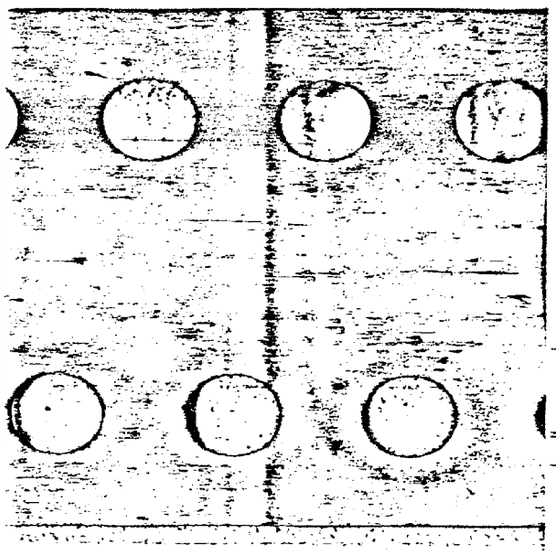
WITNESS my hand and official seal at NASHVILLE, TENNESSEE, on this the 21ST day of JANUARY, 1997.

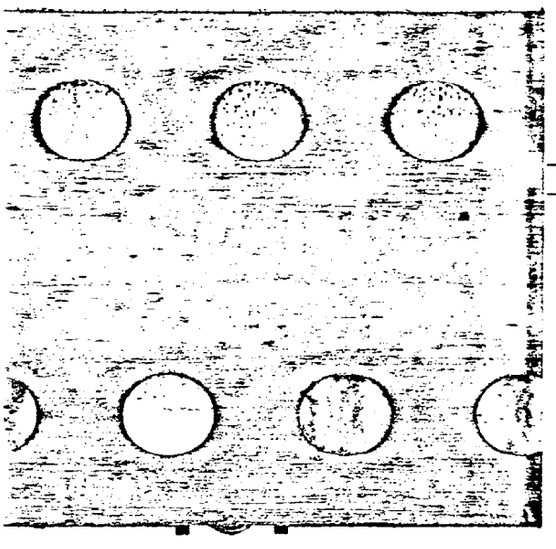
MY COMMISSION EXPIRES: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

T#25 01/23 01:01 03CHECK 295.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10327 PG 134

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	8.00
TOTAL	295.75
CHECK	295.75

01/23/97 01 10:31 0001 7125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266318
IDENTIF. & REFERENCE

97 JAN 23 AM 10:29

REGISTER
DAVIDSON COUNTY, TN.

No. 1109106