ADDRESS NEW OWNER: Tax bills
CAPITOL TOWERS, Ltd
510 GAY STREET
NASHVILLE, TENNESSEE 37219
MAP NO. 93-1
PARCEL NO. 43

This Instrument Prepared By:
Bartholomew, Cleary, Stokes & Mudter
28th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5428 PAGE 329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Million, Six Hundred Forty-One Thousand Five Hundred Forty-Nine and 46/100 Dollars ($2,641,549.46), which includes taking subject to a deed of trust securing a note with an unpaid principal balance in the amount of Two Million, One Hundred Forty-One Thousand Five Hundred Forty Nine and 46/100 Dollars ($2,141,549.46), paid to Capitol Towers Apartments, Inc. by Capitol Towers, Ltd., the receipt of which is hereby acknowledged, Capitol Towers Apartments, Inc., a Tennessee corporation, acting by and through its duly elected officers who are authorized so to do by resolution of its Board of Directors has bargained and sold and by these presents does transfer and convey unto the said Capitol Towers, Ltd., a Tennessee limited partnership, the Grantee, its successors and assigns, a certain tract or parcel of land in the City of Nashville, County of Davidson, State of Tennessee, being the easterly portion of Parcel E of the Capitol Hill Redevelopment Project as shown on the plat entitled "Subdivision Plat of the Capitol Hill Redevelopment Project" of record in Book 2663, pages 35 and 36, and of record in a new plan which is of record in Book 2663, pages 120 and 121, Register's Office for said County, and described as follows:

BEGINNING at the southerly end of a curve at the southwest corner of 5th Avenue North and James Robertson Parkway; thence with the westerly line of 5th Avenue North, South 28 degrees 24' East, 179.9 feet to the beginning of a curve at the northwest corner of 5th Avenue North and Gay Street; thence, southwardly and westwardly with said curve to the right, said curve having a radius of 10 feet and a central angle of 131 degrees 44', a distance of 23.0 feet to the end of the curve, a point of compound curvature; thence, with the northerly line of Gay Street westwardly with a curve to the left having a radius of 466.0 feet and a central angle of 16 degrees 28', a distance of 133.9 feet to the end of the curve, a point of compound curvature; thence, continuing with the northerly line of Gay Street westwardly with a curve to the left having a radius of 786.0 feet

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $2,641,549.46

Affiant

Subscribed and sworn to before me, [illegible], 1979

10-17-82
My Commission Expires:

Notary Public

and a central angle of 14 degrees 59' a distance of 205.5 feet to the end of the curve, a point of compound curvature; thence, continuing with the northerly line of Gay Street westwardly with a curve to the left having a radius of 1,426.0 feet and a central angle of 2 degrees 10' a distance of 54.1 feet to the point of intersection of the center line of a 37 foot easement for public utilities with the northerly line of Gay Street; thence, with the center line of said easement North 27 degrees 14' West 156.7 feet to the point of intersection of the center line of said easement with the southerly line of James Robertson Parkway; thence, with the southerly line of James Robertson Parkway, eastwardly with a curve to the right having a radius of 1,270 feet and a central angle of 12 degrees 48', a distance of 283.7 feet to the end of the curve, a point of compound curvature; thence, continuing with the southerly line of James Robertson Parkway with a curve to the right having a radius of 855.0 feet and a central angle of 6 degrees 11', a distance of 92.3 feet to the end of the curve, a point of compound curvature and the beginning of a curve at the southwest corner of James Robertson Parkway and 5th Avenue North; thence, eastwardly and southwardly with a curve to the right having a radius of 20.0 feet and a central angle of 64 degrees 52', a distance of 22.6 feet to the end of the curve, a point on the westerly line of 5th Avenue North, being the point of beginning, and containing 65,096 square feet, more or less.

Being the same property conveyed to Capitol Towers Apartments, Inc., as follows: by deed from the Nashville Housing Authority, as of record in Book 2883, page 312; by deed from the City of Nashville, as of record in Book 2634, page 189; by deed from Charlotte B. Jones, a widow, as of record in Book 2337, page 637; by deed from Broughton Jones, unmarried, as of record in Book 2290, page 277; by deed from Peoples Realty Company, as of record in Book 2336, page 299; by deed from Moses McKissack and wife, as of record in Book 2297, page 379; by deed from Howard Werthan, Trustee, as of record in Book 2294, page 341; by deed from Virginia Allen, unmarried, as of record in Book 2282, page 593; by deed from Thomas P. Hughes, et al, as of record in Book 2297, page 375; all of said deeds being recorded in the Register's Office; by decree in Minute Book 54, page 359, Circuit Court, a certified copy which is of record in Book 2882, page 282, Register's Office; by decree in Minute Book 77, page 224, Circuit Court, a certified copy which is of record in Book 2882, page 278, Register's Office; and by City Ordinance No. 56-98, of the Ordinances of the City of Nashville closing certain streets and alleys, a certified copy of which is of record in Book 2691, page 611, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Capitol Towers, Ltd., its successors and assigns, forever. And Capitol Towers Apartments, Inc. does covenant with the said Capitol Towers, Ltd., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the restrictive covenants of record in Book 2735, page 473, Register's Office of Davidson County, Tennessee, and the deed of trust as of record in Book 3276, page 559 which was to secure repayment of a gross debt of $2,700,000.00 which was a modification and consolidation of prior deeds of trust, and which deed of trust was itself further modified by an instrument as of record in Book 3291, page 79, amending the payment terms.

And Capitol Towers Apartments, Inc. does further covenant and bind itself and its successors to warrant and forever defend the title to the said land to the said Capitol Towers, Ltd., its successors and assigns, against the lawful claims of all persons, whomsoever.

The within-described property is hereby conveyed subject to the restrictions contained in the deed from The Nashville Housing Authority to Capitol Towers Apartments, Inc., of record in Book 2883, page 312, these restrictions were therein declared to be covenants running with the land and are binding upon the Grantor and the Grantee and all subsequent purchasers, owners, lessees and successors in interest as set forth in the "Declaration of Restrictive Covenants Running with the Land of The Nashville Housing Authority in the Capitol Hill Redevelopment Project Area" of record in Book 2375, page 473, Register's Office of Davidson County, Tennessee, which are specifically made a part hereof by reference; and also subject to the following easements, to-wit: all easements shown on Plan of Capitol Hill Redevelopment Project, of record in Book 2663, pages 120 and 121, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Capitol Towers Apartments, Inc. has caused this instrument to be executed by Etherage J. Parker, Jr., President, signing the name of the corporation and by its Secretary attesting the same and affixing its corporate seal thereto, if any, pursuant to a resolution of its Board of Directors authorizing them so to do, this 30 day of April, 1979.

CAPITOL TOWERS APARTMENTS, INC.

By: Etherage J. Parker, Jr.
Etherage J. Parker, Jr., President

ATTEST:

C. Edd Hood
C. Edd Hood, Secretary

9365

STATE OF TENNESSEE)
)
COUNTY OF [illegible])

BOOK 5428 PAGE 332

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared Etherage J. Parker, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Capitol Towers Apartments, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Etherage J. Parker, Jr. as such President, above.

WITNESS my hand and official seal at office at [illegible], Tennessee, on this the [illegible] day of [illegible], 1979.

[illegible]
Notary Public

My Commission Expires: [illegible]

LOREN D. MERIDA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared C. Edd Hood, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of Capitol Towers Apartments, Inc., the within named bargainor, a corporation, and that he as such Secretary, being authorized so to do, did sign and attest the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. Edd Hood as such Secretary, above.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 30th day of April, 1979.

[illegible]
Notary Public

LOREN D. MERIDA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 10-17-82

F. 2 6 7 0 5

IDENTIF. REFERENCE

APR 30 3 55 PM '79

FELIX Z. WILSON EX REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5428 PAGE 333

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO.	2,641,549.46	6867.90 CO TX .50 PRFEE 8.00 WDEED CHECK 6876.40- 9385A04/30/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 26705

IDENTIF. REFERENCE

APR 30 3 55 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 680630