(3)

264335
13c-4 32

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8911 PAGE 612

ADDRESS NEW OWNER:
John C. Muster and
Catherine Cavette
510 Gay Street, Unit 914
Nashville, Tennessee 37219

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBank of Tennessee
P.O. Box 1918197
Nashville, Tennessee 37219-8197

MAP AND PARCEL:
MAP 93-1
PART OF
PARCEL 43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, CAPITOL TOWERS LIMITED, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN C. MUSTER AND WIFE, CATHERINE CAVETTE, 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:

> Being Unit 914 as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Capitol Towers Limited by deed from Capitol Towers Apartments, Inc., as of record in Book 5428, page 329, Register's Office for Davidson County, Tennessee.

This is improved property known as Capitol Towers Condominiums, Unit 914, 510 Gay Street, Nashville, TN 37219.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the exceptions on Exhibit "A" attached hereto and incorporated herein by this reference.

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 Grantor does covenant with the said Grantee 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 unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 31st day of March, 1993.

CAPITOL TOWERS LIMITED,
a Tennessee Limited Partnership

BY: CAPITOL TOWERS, INC.,
its Corporate General Partner

BY: _____
Jerry Kirkpatrick, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Jerry Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Capitol Towers, Inc., the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 1993.

_____
Notary Public

My Commission Expires: 5-25-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,052.00.

_____
AFFIANT

Subscribed and sworn to before me
this 31st day of March, 1993.

_____
NOTARY PUBLIC
My Commission Expires: 5-25-96

EXHIBIT "A"

1. Restrictive Covenants contained in an instrument of record in Book 2735, page 473, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of record in Book 2663, page 120 and 121, said Register's Office.

3. All matters shown on the Plan of record in Book 7900, page 345, said Register's Office.

4. Covenants and Conditions in instrument of record in Book 2883, page 312, said Register's Office.

5. Short Form Lease by and between Capitol Towers, Limited, a Tennessee limited partnership, and Capitol Towers Condominium Association, Inc., dated April 22, 1992, of record in Book 8607, page 469, said Register's Office.

6. Master Deed for Capital Towers executed by Capitol Towers, Limited, a Tennessee limited partnership, dated April 22, 1992, of record in Book 8607, page 417, said Register's Office.

7. Quitclaim Deed from Capitol Towers, Limited, a Tennessee limited partnership, to Robertson/Tennessee, L.P., dated August 24, 1992, of record in Book 8710, page 734, said Register's Office.

8. Short Form Lease by and between Capitol Towers, Limited, a Tennessee limited partnership, and Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation, dated April 22, 1992, of record in Book 8607, page 414, said Register's Office.

9. Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation, and Capitol Towers, Limited, a Tennessee limited partnership, dated April 22, 1992, of record in Book 8607, page 472, said Register's Office.

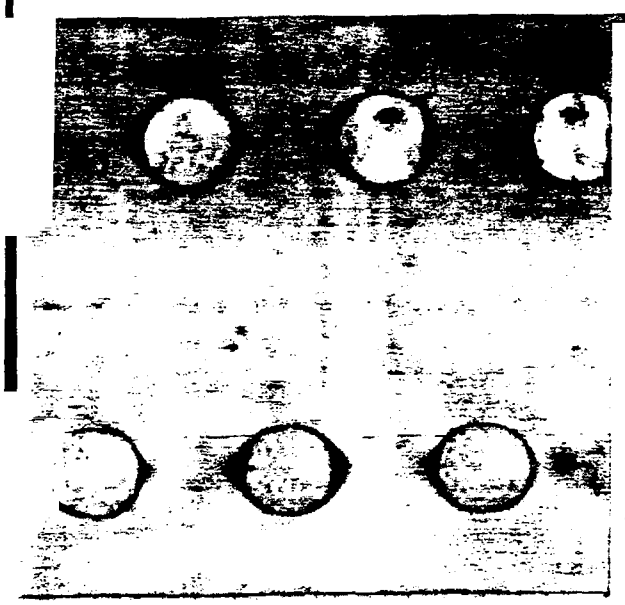
07915

IDENTIFICATION REFERENCE

APR 8 11 14 AM '93

DAVIDSON COUNTY, TN

3542 04/08 0101 03CHECK 187.27



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

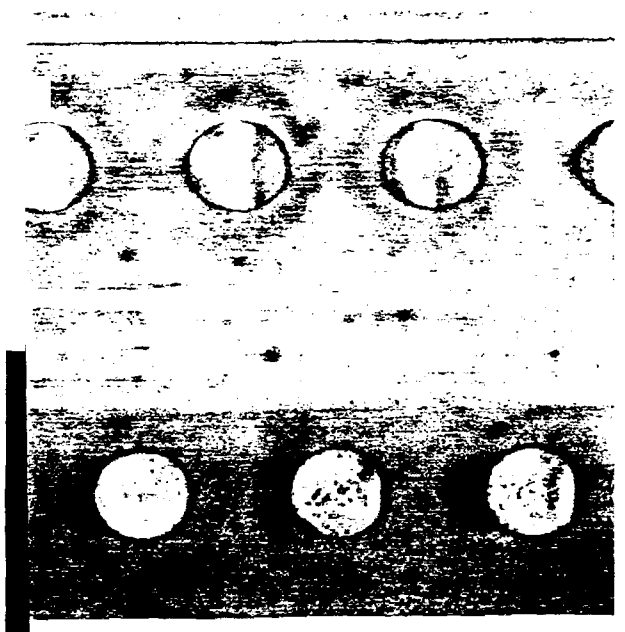
RECEIVED OF _____

FOR _____

BOOK 8911 PAGE 615

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 47052.00
				CON TX 174.27
				PRFEE 1.00
				WDEED 12.00
				TOTAL 187.27
				CHECK 187.27
04/08/93		01		11:13 0001 3542



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 7 9 1 5

IDENTIFICATION REFERENCE

APR 8 11 14 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 638326