(4)

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney at Law
First American Center, Suite 105
315 Deaderick Street
Nashville, TN 37238-0105
00273093, Box 35

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Ralph J. McCracken 510 Gay Street #1013 Nashville, TN 37219	U.S. Real Estate Instruments, Inc. 510 Gay Street Nashville, TN 37219	Map 93-01-A; Parcel 249 (portion of)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Ralph J. McCracken, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Capitol Towers Ltd., a Tennessee limited partnership, has this day bargained and sold, and does hereby transfer and convey unto the said Ralph J. McCracken, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Being Units No. 1013, 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 hereby made for a more complete and accurate description.

Being the same property conveyed to Capitol Towers, Ltd., a Tennessee limited partnership, by deed from Capitol Towers Apartments, Inc. of record in Book 5428, page 329, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,500.00.

Ralph J. McCracken
Affiant

Subscribed and sworn to before me, this the 4th day of March, 1994.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Linda V. Jones
Notary Public

My Commission Expires: 11-10-97

This is improved (x) unimproved ( ) property, known as:

510 Gay Street #1013, Nashville, TN 37219

25879

IDENTIFICATION REFERENCE

94 MAR -9 PM 3:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns, forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters shown on Schedule A, attached hereto.

IT FURTHER COVENANTS AND BINDS itself, its (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4th day of March, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Capitol Towers Ltd., a Tennessee limited partnership
By: Capitol Towers, Inc., its Corporate General Partner

By: _____
Jerry Kirkpatrick
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, of the State and County aforesaid, personally appeared Jerry Kirkpatrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Capitol Towers 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 himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of March, 1994.

_____
NOTARY PUBLIC

LINDA A. JONES NOTARY PUBLIC AT LARGE DAV. CO. TENN.

Commission expires: 11-16-97

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.

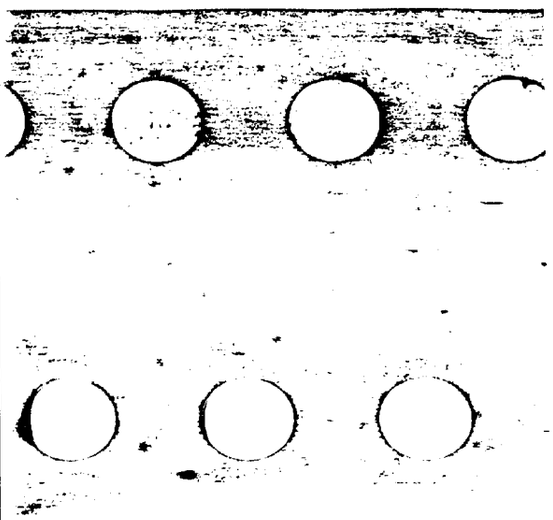
6. Master Deed for Capital Towers executed by Capitol Towers, Limited, a Tennessee limited partnership, dated April 22, 1992, of record in Book 8607, page 417, said Register's Office.

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.

9727 03/09 0101 03CHECK 233.15



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

RECEIVED OF _____

FOR _____

BOOK 9273 PAGE 746

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MC 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 59500.00
				CON TX 220.15
				PRFEE 1.00
				WDEED 12.00
				TOTAL 233.15
				CHECK 233.15
			03/09/94 01	15:25 0001 9727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25879 IDENTIFICATION REFERENCE

94 MAR -9 PM 3:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 765124