099424

(4)

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tn 37238
00279914, Box 35

96 JUN -2 PM 12:35

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Martin J. Connolly 510 Gay St., #811 Nashville, Tn 37219	U.S Real Estate Instruments 510 Gay Street Nashville, TN 37219	Map 93-01-A Parcel 225 BOOK 10107 PAGE 774

FOR AND IN CONSIDERATION of the sum of Ten and No 100 dollars ($10.00), cash in hand paid by Olive O'Sullivan, unmarried and Martin J. Connolly, unmarried, 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 Olive O'Sullivan, unmarried and Martin J. Connolly, unmarried, the Grantees herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit No. 811, as more particulary 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 acccurate description.

Being part of 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 $76,000.00.

Martin J. Connolly
Affiant

Subscribed and sworn to before me, this the 27th day of June, 1996.

Notary Public

My Commission Expires: 11/10 97

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

510 Gay Street, #811, Nashville, Tn 37219

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their (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, their (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 27th day of June, 1996, 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, 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., a Tennessee corporation, 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 the 27th day of June, 1996.

_____
NOTARY PUBLIC

Commission expires: 11 10 97

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.

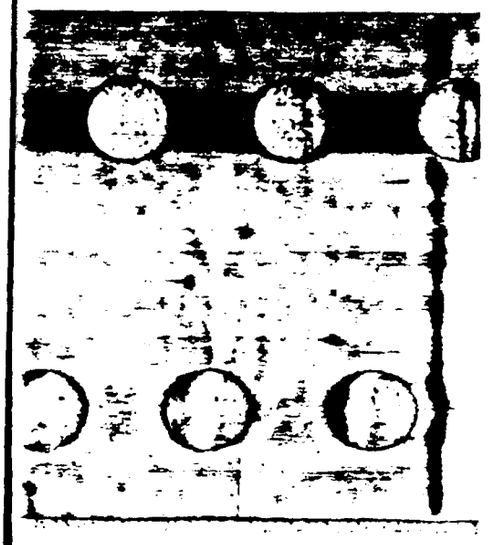
5. Short Form Lease by and between Capitol Towers, Limited, a Tennessee limited partnership, and Capitol Towers Condominium Association, Inc., dated April 22, 1992, of record in Book 8607, page 469, said Register's Office.

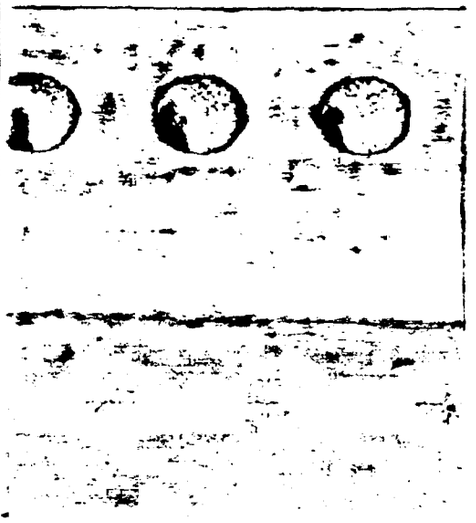
6. Master Deed for Capital Towers executed by Capitol Towers, Limited, a Tennessee limited partnership, dated April 22, 1992, of record in Book 8607, page 417, said Register's Office.

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.





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

RECEIVED OF _____

FOR _____

BOOK 10107 PG 777

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MC	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WC	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 76000.00
				CON TX 281.20
				PRFEE 1.00
				MTEED 12.00
				TOTAL 294.20
				CHECK 294.20
			07/02/96 01	12:38 0001 0696

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199424
IDENTIFICATION REFERENCE

96 JUL -2 PM 12:35

No. 1058430