0476904

IDENTIFICATION REFERENCE

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

98 AUG 19 PM 1:07

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Robertson/Tennessee, L.P. 510 Gay Street, Suite 216 Nashville, TN 37219	Same	N/A

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CAPITOL TOWERS, LTD., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the ROBERTSON/TENNESSEE, L.P., hereinafter the GRANTEES, their heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit "A".

This is improved property known as 510 Gay Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever.

GRANTOR does further covenant with said GRANTEES that GRANTOR 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 herself, her 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.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 14th day of July, 1998.

CAPITOL TOWERS, LTD.

BY: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J Kirkpatrick, ____ of Capitol Towers, Ltd., the bargainor, 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.

WITNESS my hand and official seal at _____ Davidson County, Tennessee, this 14 day of July, 1998.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 50.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 14 day of July, 1998

Notary Public
My Commission Expires:

K:\REALEST\CLEARY\CAPTOWER\CapRob.WD

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SURVEYOR'S DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Fifth Avenue North, south of James Robertson Parkway, being a part of the right-of-way of Gay Street, closed by Metropolitan Council Bill No. 98-1200, and being more particularly described as follows:

BEGINNING at a point in the centerline of said Gay Street, said point being westerly 198.75 feet, as measured along said centerline from the westerly right-of-way line of Fifth Avenue North;

THENCE, with said centerline with a curve to the left 174.95 feet to a point, said curve having a central angle of 13° 12'40", a radius of 758.75 feet, a tangent of 87.86 feet and a chord of S 78° 29'20"W, 174.56 feet;

THENCE, continuing with said centerline with a curve to the left 21.19 feet to a point, said curve having a central angle of 00° 52'05", a radius of 1,398.75 feet, a tangent of 10.60 feet, and a chord of S 71° 26'58"W, 21.19 feet;

THENCE, leaving said centerline with the easterly terminus of that portion of Gay Street closed by Metropolitan Council Bill No. 094-1044, N 13° 08'03"W, 27.39 feet to a point in the northerly right-of-way line of said Gay Street;

THENCE, with said northerly right-of-way line with a curve to the right 18.81 feet to a point, said curve having a central angle of 00° 45'21", a radius of 1426.00 feet, a tangent of 9.41 feet and a chord of N 71° 30'20"E, 18.81 feet;

THENCE, continuing with said right-of-way line with a curve to the right 181.23 feet to a point, said curve having a central angle of 13° 12'40", a radius of 786.00 feet, a tangent of 91.02 feet, and a chord of N 78° 29'20" E, 180.83 feet;

THENCE, leaving said right-of-way line with a severance line S 04° 54'20"E, 27.25 feet to the point of beginning.

Containing 5,398 square feet or 0.12 acre more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
File No. 1580-02
April 13, 1998