File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE 99-5-12-B

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAPITOL CONSULTANTS, INC. (NAME)	"NEW OWNERS" (NAME)	MAP 142-04-0-E
3200 West End Ave Ste 500 (ADDRESS)	(NAME)	PARCELS 003 & 004
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(ADDRESS)	
	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN D. OWEN AND WIFE, MARTHA OWEN, AND JOHN DARRELL OWEN, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAPITOL CONSULTANTS, INC.

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:

LAND in Davidson County, Tennessee, being Unit Nos. C & D of Bellevue Center Office Condominium Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11317, Page 217, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Bellevue Center Office Condominium Two, as shown on Exhibit "B" to the Master Deed, of record in Book 11317, Page 217, said Register's Office, for a more complete identification and description of such units.

BEING part of the same property conveyed to John D. Owen and wife, Martha M. Owen, by Deed from Mitchell Development Co., Inc., of record in Book 6182, Page 886 and further conveyed to John D. and Martha Owen and John Darrel Owen, Jr., as Joint Tenants with Right of Survivorship by Quitclaim Deed of record in Book 8091, Page 656, Register's Office for Davidson County, Tennessee.

Legal Continued on Page 2

7482 05/15 0101 CSCHECK 473.50

unimproved ( )
This is improved (X) property, known as 148 Belle Forest Circle, C & D, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 hand s this 14th day of May 1999

JOHN D. OWEN
By: John Darrell Owen
John Darrell Owen, Jr., Attorney-in-fact

JOHN DARRELL OWEN, JR.

MARTHA OWEN
By: John Darrell Owen
John Darrell Owen, Jr., Attorney-in-fact

CTN01WC

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THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE said property is commercial in nature and has never served as the principal place of residence of the Grantors herein.

THIS instrument is being executed in behalf of JOHN D. OWEN AND WIFE, MARTHA OWEN pursuant to a Power of Attorney executed by same on the 27th day of January, 1999, of record in Book 11317, Page 208, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named JOHN DARREL OWEN, JR., 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 Brentwood, Tennessee, this 14th day of May, 1999.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of May, 1999, before me personally appeared JOHN DARREL OWEN, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JOHN D. OWEN AND WIFE, MARTHA OWEN, and acknowledged that he executed the same as the free act and deed of the said JOHN D. OWEN AND WIFE, MARTHA OWEN.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

99 MAY 18 PM 1:46

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

0588327

IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11483 PG. 528

0588327

IDENTIF. & REFERENCE

99 MAY 18 PM 1:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TAX T
105000.00
CON TX 462.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50
CASHIER DJ 13:50 0001 7482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462102