Box 58-A

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File #

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2000.

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy L. Foss	Owner	Map 93-1-0-A
(NAME) 510 Gay Street, Unit 504	(NAME)	Parcel 179
(ADDRESS) Nashville, Tn 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CAPITOL TOWERS LIMITED, A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto CINDY L. FOSS, UNMARRIED, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( )
This is improved(x) property, known as 510 Gay Street 504, Nashville, TN 37219
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 18th day of February, 2000.

Capitol Towers Limited, a Tennessee limited partnership

By: Capitol Towers, Inc., Its Corporate General Partner

By:
Jerry Kirkpatrick, President

Instr:20000225001B327 Page: 1 OF 2
REC'D FOR REC 02/25/2000 8:23:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $249.75

EXHIBIT A

A condominium apartment located in Davidson County, Tennessee, being Unit 504 of Capitol Towers as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

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

Subject to Restrictive Covenants contained in an instrument of record in Book 2735, page 473, Register's Office for Davidson County, Tennessee; all matters shown on the Plan of record in Book 2663, pages 120 and 121, said Register's Office, which voids and vacates and supercedes the Plan of record in Book 2663, pages 35 and 36, said Register's Office; all matters shown on the Plan of record in Book 7900, page 345, said Register's Office; all matters shown on the Plan of record in book 9700, page 682, Register's Office for Davidson County, Tennessee; Covenants and Conditions in instrument of record in Book 2883, page 312, said Register's Office.

Subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and the provisions and requirements thereof; and to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also inculding without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Capitol Towers, of record in Book 8607, page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.

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 purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 2000.

Notary Public

My commission expires:

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