Instr:200004060034821 Page: 1 OF 2
REC'D FOR REC 04/06/2000 12:01:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $249.75

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011084

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
Robert A. Garrett	AmSouth Bank	Map 093-01-0-A
(NAME) 510 Gay Street, Unit 512	(NAME) P.O. Box 830330	Parcel 183.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35233-0330	
(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, LTD, A TENNESSEE LIMITED PARTNERHSIP, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto ROBERT A. GARRETT , 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:

Land in Davidson County, Tennessee being Unit No. 512 of Capitol Towers as more particularly described in that certain Master Deed from 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 the same property conveyed to Capitol Towers, Ltd., a Tennessee limited Partnership, by deed from Capitol 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, page 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 in the Plan of Record in Book 7900, page 345, said Register's Office; all matters shown in the Plan of Record in Book 9700, page 682, said Register's Office; Covenants, and Conditions in inst6rument of record in Book 2883, page 312, Register's Office for Davidson County Tennessee.

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 sere, water, electrical telephone and other utility easements now ore hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Mater Deed establ8ishing 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.

unimproved ( )
This is improved(X) property, known as 510 Gay Street Condominium 512, 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 aid 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 our hands this 31st day of March, 2000.

Capitol Towers, Ltd., a Tennessee Limited Partnership
By: Capitol Towers, Inc., its Corporate General Partner

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 proven 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 to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

Witness my hand and official seal, at office in Nashville, Tennessee, the 31st day of March, 2000.

Notary Public