This Instrument Prepared By:
Glenn E. Sager, Attorney
1321 Cheshire Drive
Nashville, Tennessee 37207

Davidson County DEEDWARR
Recvd: 06/07/05 12:54 3 pgs
Fees:18.00 Taxes:203.50
20050607-0064983

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Ahmed S. Abbas 510 Gay St. #905 Nashville, Tn. 37219	Owner	Map 93-01-A Parcel 239

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by Ahmed S. Abbas, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Mitchel P. Perry, has this day bargained and sold, and does hereby transfer and convey unto the said Ahmed S. Abbas, the Grantee herein, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Being Unit No. 905, as more particularly 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 accurate description.

Being that same property conveyed to Mitchel P. Perry, by deed from Capitol Towers Ltd., a Tennessee limited partnership of record in Book 9501, page 315, 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 $55,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2005.

NOTARY PUBLIC

My commission expires July 30, 2005.

This is Improved property, known as: 510 Gay Street #905, Nashville, TN. 37219

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns, forever, he covenants that he 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.

HE FURTHER COVENANTS AND BINDS himself, his (successors), heirs and

assigns, to warrant and forever defend the title to said real estate to said Grantee, his (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 my hand this ___ day of June, 2005.

Mitchel P. Perry

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mitchel P. Perry, 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 office this 7th day of June, 2005.

NOTARY PUBLIC

My commission expires July 30, 2005

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 Assocition, Inc., dated April 22, 1992, of record in Book 8607, page 469, said Register's Office.

6. Master Deed for Capital Towers executed by CapitolTowers, 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 parthership, 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.