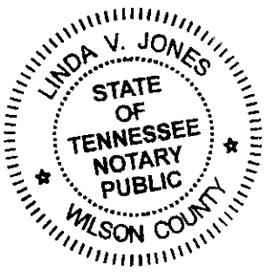
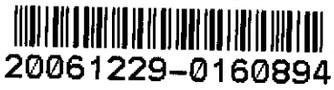
File No. 261201001

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/29/06 13:54 3 pgs
Fees:18.00 Taxes:13347.01



20061229-0160894

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,607,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christesen/Tennessee, A Ltd Partnership	Christesen/Tennessee, A Limited Partnership	See Attached Exhibit "A"
(NAME) 510 Gay Street, Ste 216	(NAME) 510 Gay Street, Ste 216	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Nashville, TN 37219	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Capitol Towers Ltd., a Tennessee Limited Partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christesen/Tennessee, a Tennessee limited partnership,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND OR ITS 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 all of Unit Nos. 410, 412, 501, 505, 507, 511, 513, 515, 516, 517, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, and 1217, on the Plan of Capitol Towers Condominium, as shown by Exhibit D to Master Deed of record in Book 8607, page 417, and in Book 11072, page 626, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being part of the same property conveyed to Capitol Towers, Ltd., a Tennessee Limited Partnership by Warranty Deed dated April 30, 1979 of record in Book 5428, Page 329, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Master Deed and By-Laws of record in Book 8607, page 417, and in Book 11702, page 626, said Register's Office; Additional Restrictions of record in Book 2883, page 312, and in Book 2735, page 473, said Register's Office; Charter for Home Owners Association of record in Book 8608, page 843, said Register's Office; Certificate of Limited Partnership for Capitol Towers, Ltd., filed of record in Book 5361, page 231, Book 5428, page 356, and in Book 6000, page 478, said Register's Office; Subject to Lease of record in Book 8607, page 414, Book 8607, page 472, and in Book 8710, page 734, said Register's Office; Partial Termination of Lease filed of record in Book 11072, page 612, said Register's Office; Subject to plats of record in Plat Book 2663, pages 120-121, Plat Book 7900, page 345, and Plat Book 9700, page 682, said Register's Office; Subject to any and all matters on plan of record in Master Deed of record in Book 8607, page 417, and in Book 11072, page 626; all in the Register's Office for Davidson County, Tennessee.

This property is subject to the payment of 2006 property taxes.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 510 Gay Street, Unit Nos. 410, 412, 501, 505, 507, 511, 513, 515, 516, 517, 701 through 717, 1101 through 1117, 1201 through 1217, 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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 27th day of December, 2006.

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

By: Jerry Kirkpatrick
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned 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 the President of Capitol Towers, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he as such President as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President

Witness my hand at office this 27th day of December, 2006.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 261201001

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Exhibit "A"

Unit No. 410 – Map 093-01-0A Parcel 165.00 CO
Unit No. 412 – Map 093-01-0A Parcel 166.00 CO
Unit No. 501 – Map 093-01-0A Parcel 169.00 CO
Unit No. 505 – Map 093-01-0A Parcel 171.00 CO
Unit No. 507 – Map 093-01-0A Parcel 172.00 CO
Unit No. 511 – Map 093-01-0A Parcel 174.00 CO
Unit No. 513 – Map 093-01-0A Parcel 175.00 CO
Unit No. 515 – Map 093-01-0A Parcel 176.00 CO
Unit No. 516 – Map 093-01-0A Parcel 185.00 CO
Unit No. 517 – Map 093-01-0A Parcel 177.00 CO
Unit No. 701 – Map 093-01-0A Parcel 203.00 CO
Unit No. 702 – Map 093-01-0A Parcel 212.00 CO
Unit No. 703 – Map 093-01-0A Parcel 204.00 CO
Unit No. 704 – Map 093-01-0A Parcel 213.00 CO
Unit No. 705 – Map 093-01-0A Parcel 205.00 CO
Unit No. 706 – Map 093-01-0A Parcel 214.00 CO
Unit No. 707 – Map 093-01-0A Parcel 206.00 CO
Unit No. 708 – Map 093-01-0A Parcel 215.00 CO
Unit No. 709 – Map 093-01-0A Parcel 207.00 CO
Unit No. 710 – Map 093-01-0A Parcel 216.00 CO
Unit No. 711 – Map 093-01-0A Parcel 208.00 CO
Unit No. 712 – Map 093-01-0A Parcel 217.00 CO
Unit No. 713 – Map 093-01-0A Parcel 209.00 CO
Unit No. 714 – Map 093-01-0A Parcel 218.00 CO
Unit No. 715 – Map 093-01-0A Parcel 210.00 CO
Unit No. 716 – Map 093-01-0A Parcel 219.00 CO
Unit No. 717 – Map 093-01-0A Parcel 211.00 CO
Unit No. 1101 – Map 093-01-0A Parcel 271.00 CO
Unit No. 1102 – Map 093-01-0A Parcel 280.00 CO
Unit No. 1103 – Map 093-01-0A Parcel 272.00 CO
Unit No. 1104 – Map 093-01-0A Parcel 281.00 CO
Unit No. 1105 – Map 093-01-0A Parcel 273.00 CO
Unit No. 1106 – Map 093-01-0A Parcel 282.00 CO
Unit No. 1107 – Map 093-01-0A Parcel 274.00 CO
Unit No. 1108 – Map 093-01-0A Parcel 283.00 CO
Unit No. 1109 – Map 093-01-0A Parcel 275.00 CO
Unit No. 1110 – Map 093-01-0A Parcel 284.00 CO
Unit No. 1111 – Map 093-01-0A Parcel 276.00 CO
Unit No. 1112 – Map 093-01-0A Parcel 285.00 CO
Unit No. 1113 – Map 093-01-0A Parcel 277.00 CO
Unit No. 1114 – Map 093-01-0A Parcel 286.00 CO
Unit No. 1115 – Map 093-01-0A Parcel 278.00 CO
Unit No. 1116 – Map 093-01-0A Parcel 287.00 CO
Unit No. 1117 – Map 093-01-0A Parcel 279.00 CO
Unit No. 1201 – Map 093-01-0A Parcel 288.00 CO
Unit No. 1202 – Map 093-01-0A Parcel 297.00 CO
Unit No. 1203 – Map 093-01-0A Parcel 289.00 CO
Unit No. 1204 – Map 093-01-0A Parcel 298.00 CO
Unit No. 1205 – Map 093-01-0A Parcel 290.00 CO
Unit No. 1206 – Map 093-01-0A Parcel 299.00 CO
Unit No. 1207 – Map 093-01-0A Parcel 291.00 CO
Unit No. 1208 – Map 093-01-0A Parcel 300.00 CO
Unit No. 1209 – Map 093-01-0A Parcel 292.00 CO
Unit No. 1210 – Map 093-01-0A Parcel 301.00 CO
Unit No. 1211 – Map 093-01-0A Parcel 293.00 CO
Unit No. 1212 – Map 093-01-0A Parcel 302.00 CO
Unit No. 1213 – Map 093-01-0A Parcel 294.00 CO
Unit No. 1214 – Map 093-01-0A Parcel 303.00 CO
Unit No. 1215 – Map 093-01-0A Parcel 295.00 CO
Unit No. 1216 – Map 093-01-0A Parcel 304.00 CO
Unit No. 1217 – Map 093-01-0A Parcel 296.00 CO