File Box 38

WARRANTY DEED

First Title & Escrow Co., Inc. *THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty. BOOK 9239 PAGE 15
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

File No. 12284

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SCOTT BERENTHAL (NAME)	new owner (NAME)	104-2D
3110 West End Circle, Unit 8 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	21W 13360

FOR AND IN 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, JOHN R. NANCE, JR. AND BETTY P. BAXTER, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT BERENTHAL, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 8, together with the appurtenant interest in the common elements of 3110 West End Circle Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6875, page 613, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to John R. Nance, Jr., and Betty P. Baxter by deed from West End Partners, a partnership composed of Steve W. Wherry, W. Craig Medlin and Douglas U. Kirk of record in Book 7040, page 768, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 663, page 351 and Book 647, page 310; (3) Charter of record in Book 6892, page 407; and (4) Master Deed and By-Laws of record in Book 6875, page 613, Register's Office for Davidson County, Tennessee.

Bettie P. Baxter and Betty P. Baxter being one and the same property.

94 FEB -2 PM 1:53
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 14091

unimproved ( )
This is improved (XX property, known as Unit 8, 3110 West End Circle, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of January, 19 94

John R. Nance, Jr.
JOHN R. NANCE, JR.

Betty P. Baxter by John R. Nance, Jr.
BETTY P. BAXTER a/k/a BETTIE P. BAXTER By John R. Nance, Jr., Attorney-in-Fact by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. NANCE, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of January, 19 94.

My commission expires January 22, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Nance, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Betty P. Baxter, a/k/a Bettie P. Baxter, and is authorized by Betty P. Baxter to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of January, 1994.

Notary Public

My commission expires:
January 22, 1995

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 94

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

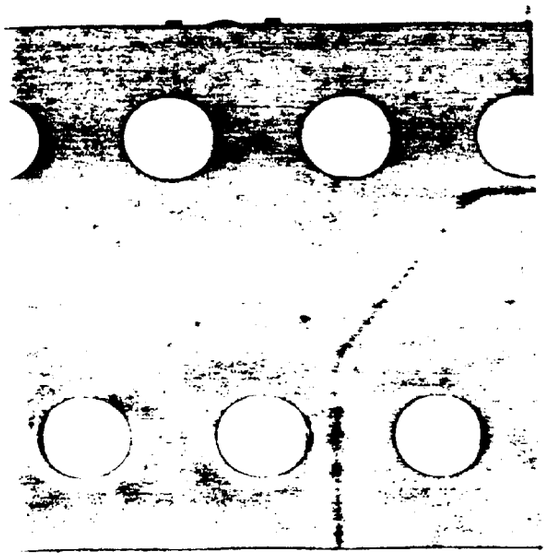
WARRANTY DEED

FROM JOHN R. NANCE, JR. AND BETTY P. BAXTER

TO SCOTT BERENTHAL

1696 02/02 0101 03CHECK 340.15

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

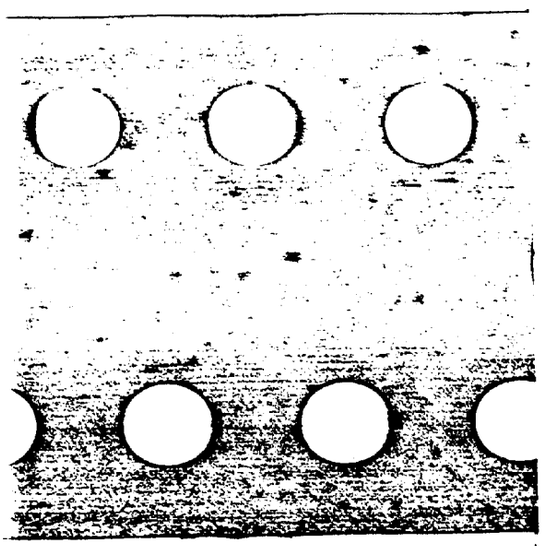
RECEIVED OF _____

FOR _____

BOOK 9239 PAGE 17

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



MAMT 89500.00
ERR CO
MAMT 89500.00-
CAMT 89500.00
CON TX 331.15
PRFEE 1.00
REGISTER'S FEE 8.00
TOTAL 340.15
CHECK 340.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 13:53 0001 161

14094
IDENTIF. # REFERENCE

94 FEB -2 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752603