BOOK 10246 PG 47

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Grouped Management Services 102 Allendale Nashville, Tennessee 37205	Map-Parcel 104-2D-4	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES C. SCHEER**, unmarried (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **GROUPED MANAGEMENT SERVICES**, a Tennessee general partnership composed of Ward R. Pace and John H. Ginther ("GMS") (as to a one-half (½) undivided interest), and to **MIKE HALLORAN** and wife, **LORI HALLORAN** ("Hallorans) (as to a one-half (½) undivided interest) (GMS and the Hallorans being hereinafter collectively referred to as the "Grantee"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants contained in instrument of record in Book 663, page 351, Register's Office for Davidson County, Tennessee.

3. Charter of 3110 West End Circle Homeowner's Association, Inc. of record in Book 6892, page 407, Register's Office for Davidson County, Tennessee.

4. All conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3110 West End Circle Condominiums of record in Book 6875, page 613, Register's Office for Davidson County, Tennessee, and the Bylaws appended thereto of record in Book 6813, page 647, said Register's Office.

5. Rights of others in and to the common elements.

This is improved property, known as 3110 West End Circle, #4, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 1996.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TN

0380022.01
110070-036 10/30/96

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this the 31st day of October, 1996.

JAMES C. SCHEER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, the undersigned, a Notary Public in and for said County and State, the within named JAMES C. SCHEER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 31st day of October, 1996.

Barbara S. Williams
NOTARY PUBLIC

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0242493
IDENTIF. & REFERENCE

96 NOV -1 PM 12:56
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

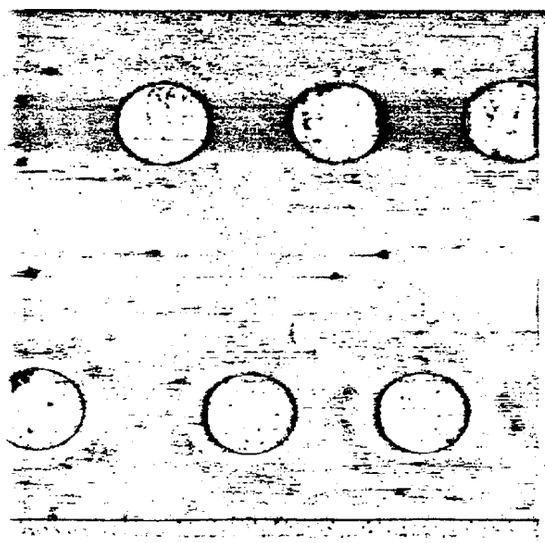
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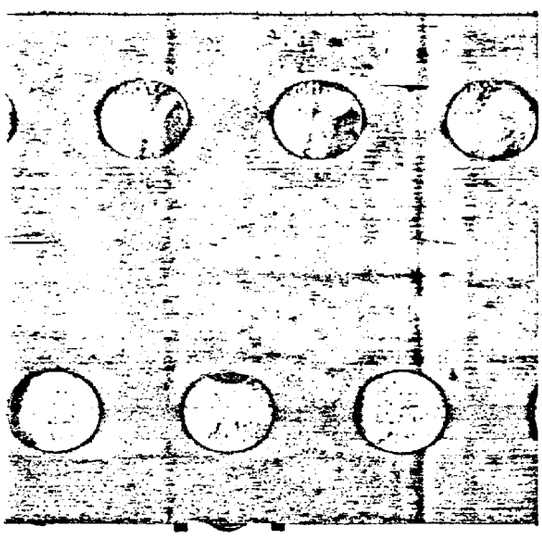
EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of 3110 West End Circle as shown as Exhibit "B" to Master Deed for 3110 West End Circle Condominiums of record in Book 6875, page 645, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 3110 West End Circle Homeowner's Association, Inc., all as described in Book 6875, page 613, et seq., said Register's Office.

Being the same property conveyed to James C. Scheer by deed from West End Circle Partners of record in Book 6946, page 175, Register's Office for Davidson County, Tennessee.

6213 11/01 0101 03CHECK 327.50





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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 50

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
				CAMT 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 327.50
				CHECK 327.50
			11/01/96 01	12:58 0001 6913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242493
IDENTIF. # REFERENCE

96 NOV -1 PM 12:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1083853