BOX 15

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $156,000.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2005. Notary Public My Commission Expires: 3/26/2008
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 24290-05-2005**	

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/13/05 15:48 2 pgs
Fees:13.00 Taxes:577.20

20050613-0067520

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lea Jaeger 325 53rd Avenue North Nashville, TN 37209	Coldwell Banker Mortgage 3000 Leadenhall Road Mt. Laurel, NJ 08054	Map No.091.15-0 Parcel No. 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grouped Management Services, a Tennessee general partnership composed of John H. Ginther and Ward R. Pace**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lea Jaeger, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 325 53rd Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2005.

Grouped Management Services, a Tennessee general partnership

John H. Ginther

Grouped Management Services, a Tennessee general partnership

Ward R. Pace

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John H. Ginther, 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 partner of Grouped Management Service, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of June, 2005.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ward R. Pace, 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 partner of Grouped Management Service, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such partner has executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of June, 2005.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Block No. 6 on the PLan of Realty Savings Bank & Trust Company's Revised Plan of Charlotte Park Company's First Addition, as of record in Plat Book 421, page 18, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Grouped Management Services, a Tennessee general partnership composed of John H. Ginther and Ward R. Pace by deed dated 3/29/96 from Francesca French Thurman etvir Freddie Thurman, Jr. of record in Book 10003, page 482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.