Filed 31

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
	New Owner	
Custom Homes, Inc.	Mortgagee:	Part of:
635 East Main Street	Commerce Union Bank	Map 160-11-B
Hendersonville, TN 37075	One Commerce Square	Parcel
	Nashville, TN 37201	

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Baccarat Partners ("Grantor"), a Tennessee general partnership between Ernest E. Fitzgerald and Charles Stidham, has bargained and sold, and hereby transfers and conveys to Custom Homes, Inc. ("Grantee"), a Tennessee corporation, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to items listed in Exhibit A attached hereto and incorporated herein by this reference.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

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

Executed this 15th day of January, 1987.

Baccarat Partners, a Tennessee general partnership

By: Ernest E Fitzgerald
Ernest E. Fitzgerald, Authorized General Partner

8431.8

IDENTIFICATION REFERENCE

JAN 15 2 05 PM '87

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Sumner

Before me, James D. Hughey, a Notary Public of the state and county aforesaid, personally appeared Ernest E. Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Baccarat Partners, the within named bargainor, a Tennessee general partnership, and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, this 15TH day of January, 1987.

James D. Hughey
Notary Public

My Commission Expires: 6-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $628,339.05.

Patricia Ann Fitzgerald
Affiant

Subscribed and sworn to before me this 15TH day of January, 1987.

James D. Hughey
Notary Public
My Commission Expires: 6-20-87

This is residential property, unimproved.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 as shown on the Plan of Stonebox Creek of record in Book 6900, page 103, and as corrected by Surveyors Certificate of Correction of record in Book 7048, page 81, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with all interests in common areas thereto as provided in that Declaration of Restrictions of record in Book 7022, page 556, Register's Office for said County.

Being a portion of the same property conveyed to Baccarat Partners, a Tennessee general partnership, by Deed from John W. Thompson and wife, Patricia Kay Thompson, of record in Book 6878, page 560, and by Deed of record in Book 6908, page 286, Register's Office for said County.

Encumbrances

1. 1987 Metro taxes, which have been prorated and assumed by Grantee.

2. The Plan of Stonebox Creek of record in Book 6900, page 103, and as corrected by Surveyors Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions of record in Book 7022, page 556, said Register's Office, which contains a lien for assessments, easements, right of first refusal and other undertakings.

4. Easement for right-of-way as set out in Deed of record in Book 971, page 378, said Register's Office.

5. Easements of record in Book 4952, page 178, and Book 4952, page 885, said Register's Office.

6. Deed of Trust, Assignment of Leases and Security Agreement of record in Book 6878, page 565, and rerecorded in Book 6908, page 288, said Register's Office, which Grantee assumes and agrees to pay.

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

RECEIVED OF _____

FOR _____

BOOK 7108 PAGE 731

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

680309.05- CAMT.
1760.24 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1760.74-
9037201/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 3 1 8.

IDENTIFICATION REFERENCE

JAN 15 2 05 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 35443