BOOK PAGE

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Curtis James Hagenau 5440 Stonebox Lane Brentwood, TN 37027	New Owner	160-11B-11

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, Customs Homes, Inc., a Tennessee corporation ("Grantor") has bargained and sold, and hereby transfers and conveys to Curtis James Hagenau and wife, April Hudson Hagenau (collectively "Grantee"), their heirs 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, their heirs and assigns, forever.

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 and assumed by Grantee.

2. Declaration of Covenants, Conditions, Easements and Restrictions Contained in Instrument of Record in 7022, Page 556, and as Amended in Book 7267, Page 329, said register's office.

3. All matters shown on the Plan of Record in Book 6900, Page 103, said register's office.

4. Easement for right-of-way as set out in Deed of Record in Book 971, Page 378, said register's office.

5. Easement for sanitary sewers and/or storm drainage of record in Book 4592, Page 178, said register's office.

6. Possible rights of the Metropolitan Government of Nashville and Davidson County and Department of Water and Sewer Services as evidenced by Deed of Conveyance of record in Book 7542, Page 390, and Book 7542, Page 434, said register's office.

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, their heirs and assigns against the lawful claims of all persons.

07956

FEB 9 10 50 AM '89

Executed this 8TH day of February, 1989.

CUSTOM HOMES, INC., a Tennessee corporation

By _____
Ernest E. Fitzgerald, President

This is residential property, known as 5440 Stonebox Lane, Brentwood, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, James D. Hughes, Notary Public, Ernest E. Fitzgerald, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Custom Homes, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 8TH day of February, 1989.

_____
Notary Public

My Commission Expires: May 6, 1991

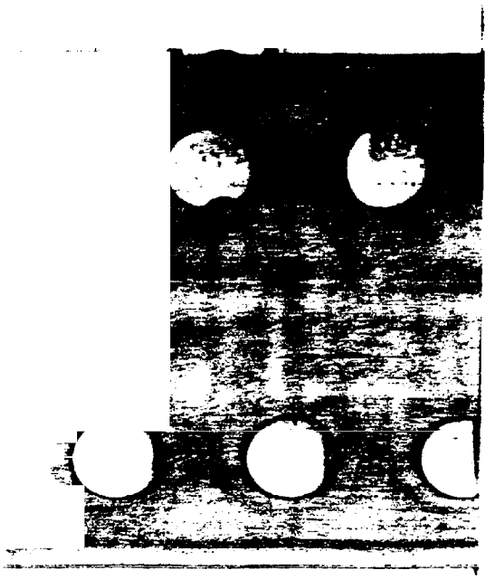
[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater, for this]
[transfer is $ 298,000.00]
[ ]
[_____]
[Affiant]
[ ]
[Subscribed and sworn to before me this 8 day of February, 1989.]
[ ]
[_____]
[Notary Public]
[My Commission Expires: May 6, 1991]

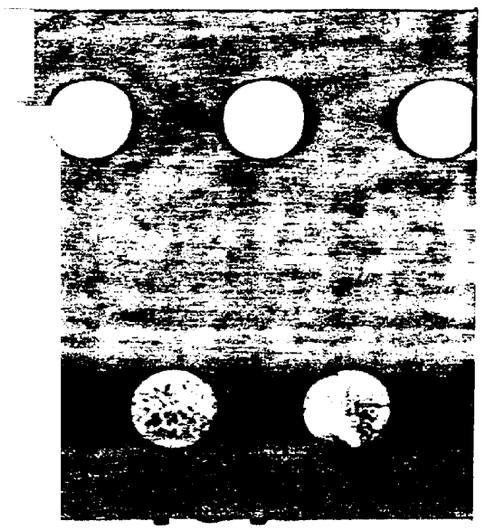
EXHIBIT A

Land in Davidson County, Tennessee, being Lot #11 on the Plan of Stone Box Creek, of record in Book 6900, Page 103, and as corrected in Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a made complete description of said lot, together with all interest in common areas thereto as provided in the Declaration of Restrictions of record in Book 7022, Page 556, and as amended by Amended and Restate Declaration of Restrictions on Stone Box Creek, a planned residential subdivision in Nashville, Davidson County, Tennessee of record in Book 7267, Page 329, said register's office.

Being part of the same property conveyed to Custom Homes, Inc. by a deed from Baccarat Partners of record in Book 7108, Page 728, said register's office.

5999 02/09 0101 03CHECK 992.90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 643

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	298000.00
			CON TX	983.40
			PRFEE	0.50
			WDEED	9.00
			TOTAL	992.90
			CHECK	992.90
02/09/89	01		10:53 0001	5999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

079956

FEB 9 10 50 AM '89

No. 180486