File 37

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
		7558 02/16 0101 03CHECK 900.50
Custom Homes, Inc. 635 East Main Street Hendersonville, TN 37075	Same as owner	160-11B-008

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

BOOK 7773 PAGE 359

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Custom Homes, Inc. ("Lender") is the lawful owner and holder of the Promissory Note in the original principal amount of $217,550.00, dated November 4, 1988 (the "Promissory Note") secured by that Deed of Trust (the "Deed of Trust") conveying certain property (the "Property") from Linda Sue Deavers, a single person ("Grantor") to John E. Murdock III, Trustee, of record in Book 7697, page 272, Register's Office for Davidson County, Tennessee; and

WHEREAS, a default has occurred under the Deed of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantor wish to convey the Property to Lender in exchange for full satisfaction of the obligations evidenced by the Promissory Note (the "Secured Indebtedness");

NOW, THEREFORE, in consideration of the satisfaction of the Secured Indebtedness, the sufficiency of which is acknowledged, Grantor hereby conveys the Property (as described in Exhibit A attached hereto and incorporated herein by this reference) to Lender.

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

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

Grantor covenants with Lender 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 Lender, its successors and assigns against the lawful claims of all persons.

Executed this 15 day of February, 1989.

Linda Sue Deavers

This is residential property, known as 904 Stone Box Court, Brentwood, TN 37027.

Feb 16 10 15 AM '89

09266

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Orna L Bridges, Notary Public, Linda Sue Deavers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of February, 1989.

Orna L. Bridges
Notary Public

My Commission Expires Sept. 26, 1992

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Grantee's agent for purchaser
Affiant

Subscribed and sworn to before me this 15th day of February, 1989.

Virginia Goodwin
Notary Public
My Commission Expires: 9/26/92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me this 15 day of February, 1989.

Orna L Bridges
Notary Public
My Commission Expires: My Commission Expires Sept. 26, 1992

Land in Davidson County, Tennessee, being Lot No. 8 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 the same property conveyed to Linda Sue Deavers by deed from Custom Homes, Inc. of record in Book 7697, Page 270, said Register's Office.

ENCUMBRANCES

1. Real Estate Taxes for the Year 1989.

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.

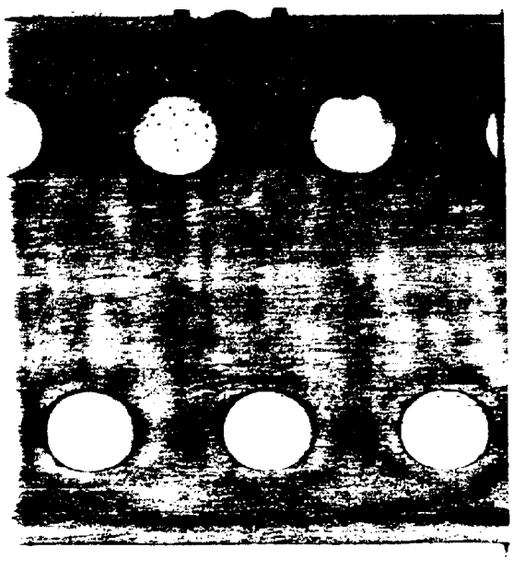
3. All matters shown on the Plan of Record in Book 6900, Page 103, said Register's Office, as corrected.

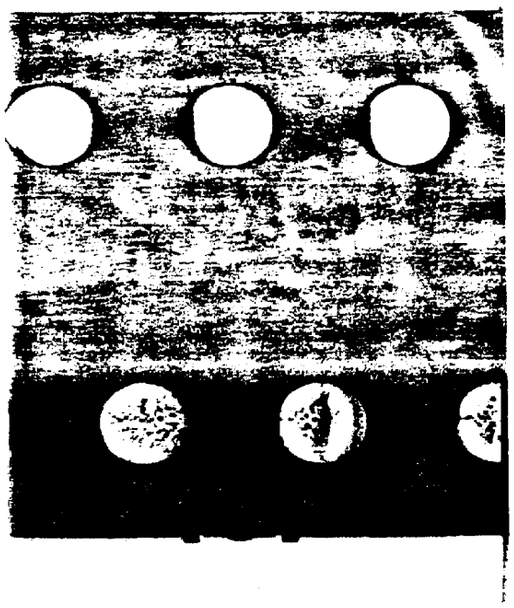
4. Easement for right-of-way as set out in Deed of Record in Book 971, Page 378, said Register's Office.

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.

7. Deed of Trust and Security Agreement of record in Book 7266, page 24, said Registers' Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 362

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 270000.00
CON TX 891.00
PRFEE 0.50
WDEED 9.00
TOTAL 900.50
CHECK 900.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/16/89 01 10:16 0001 7558

09266

IDENTIFICATION

Feb 16 10 15 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 182020