This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/20/00 14:52 4pgs
Fees:19.00 Taxes:99.90
20000920-0093687

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Classic Homes BOS, L.P. 7421 Hillwood Lane Dallas, TX 75248	same	Part of 176-05-0-B-166.00.00CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Southfork Development, Ltd.**, a Texas limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Classic Homes BOS, L.P.**, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hickory Woods Estates, Section C, Phase II, of record in Plat Book 9700, page 952, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.
>
> Being a portion of the property conveyed to Southfork Development, Ltd., a Texas Limited Partnership, by deed from T & T Partners I, a Texas General Partnership, of record in Book 11194, page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the follow:

1. 2000 taxes are a lien, but not yet due and payable
2. Restrictive covenants and By-Laws of Hickory Woods of record in Book 9678, pages 187 - 232, and amended in Book 11180, page 802-803, said Register's Office.
3. All matters appearing on the Plan of record in Book 9700, page 952, said Register's Office.
4. Subject to any and all building and zoning regulations and permits.
5. Subject to notes on the Plan of record.

10227.2000/ml
southfork-Classic Homes 6C2.wd

This is unimproved property known as: 5109 Brookstone Court, Antioch, TN 37013.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 11th day of September, 2000.

SOUTHFORK DEVELOPMENT, LTD., a Texas Limited Partnership

BY: HOLLY MANAGEMENT, L.L.C., a Texas limited liability company, its general partner

BY: SEE ATTACHED
Robert S. Riggs, Vice President

State of Texas
County of Dallas

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jack Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Holly Management, L.L.C., general partner of Southfork Development, Ltd., the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of Holly Management, LLC by himself as Vice President.

Witness my hand, at office in Dallas, Texas, this _____ day of _____, 2000.

SEE ATTACHED
NOTARY PUBLIC

My Commission Expires:_____

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State of Tennessee
County of Williamson

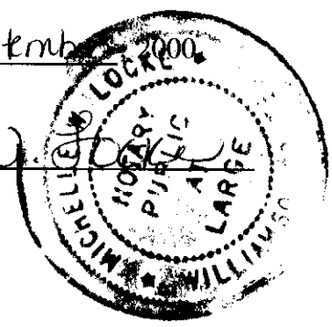
The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

AFFIANT

Sworn to and subscribed before me this 14th day of September, 2000.

NOTARY PUBLIC

My commission expires: 1-2-2002



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southfork-Classic Homes 6C2.wd

Seller's Addendum

SOUTHFORK DEVELOPMENT, LTD.,
a Texas limited partnership

By: Holly Management, LLC,
a Texas limited liability company,
its General Partner

By: _____
Name: Robert S. Riggs,
Title: Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me this 11th day of September 2000, by Robert S. Riggs, Vice President of HOLLY MANAGEMENT, LLC, a Texas limited liability company, the general partner of SOUTHFORK DEVELOPMENT, LTD., a Texas limited partnership, on behalf of said company and limited partnership.

[SEAL]

ANNA M WOOD
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-25-2002

Anna M Wood
Notary Public in and for
the State of Texas

Anna M. Wood
Print name of Notary

My Commission Expires: 7/25/2002