This instrument prepared by

Cumberland Title Co.
216 Centerview Dr., Ste. 139

Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, is $27,000.00

Brittany Bernal
Affiant

Davidson County DEEDWARR
Recvd: 08/31/01 14:32 2pgs
Fees:13.00 Taxes:99.90

20010831-0094825

Subscribed and sworn to before me this 16TH day of August, 2001.

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Judy Harrison
Notary Public

My Commission Expires:

My Commission Expires October 25, 2003

Address New Owner	Send Tax Bills to:	Map & Parcel
Classic Homes BOS, L.P. 5055 Keller Springs Rd. Suite 106 Addison, TX 75001	Same	176-00-0-16

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.**, hereinafter called the Grantees, its heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 40, The Estates of Hickory Woods, in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Southfork Development, LTD, a Texas Limited Partnership, by Special Warranty Deed from T & T Partners I, a Texas General Partnership, of record in Book 11194, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is unimproved property.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with Grantees that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, theirs heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 16 day of August, 2001.

Southfork Development, Ltd.,
A Texas Limited Partnership
By: Holly Management, LLC,
A Texas Limited Liability Company,
Its General Partners

By: _____
Robert L. Adair III
Authorized Signatory
Title

STATE OF Texas
COUNTY OF Dallas

Before me, Heidi J. Muñoz of the state and county mentioned, personally appeared Robert L. Adair III, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Authorized Signatory of Southfork Development, Ltd., a Texas Limited Partnership, the within named bargainor, and that such Robert L. Adair III as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Southfork Development, Ltd., a Texas Limited Partnrship as Authorized Signatory

Witness my hand and seal, at office in Dallas, TX, this 16th day of August, 2001.

_____
Notary Public

HEIDI J. MUNOZ
MY COMMISSION EXPIRES
October 20, 2004

My Commission Expires: 10/20/04