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

Davidson County DEEDWARR
Recvd: 02/04/02 15:37 2pgs
Fees:13.00 Taxes:98.05
20020204-0015360

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Classic Homes BOS, L.P. 7421 Hillwood Lane Dallas, TX 75248	same	176-01-0-A-054.CO

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. 54 on the Plan of Hickory Woods - Tract 5 of record in Instrument No. 200102160015077 and amended in Instrument No. 20010412-0036163, 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 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the follow:

1. 2002 property taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Instrument No. 200102160015077, and amended in Instrument No. 20010412-0036163, said Register's Office.
3. Easement for stormwater detention in Instrument No. 200102080012477, said Register's Office.
4. Any and all building and zoning regulations for City, County and State.

This is unimproved property known as: 6884 Hickory Rim 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 28th day of January, 2002.

SOUTHFORK DEVELOPMENT, LTD., a Texas Limited Partnership

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

BY: _____

TITLE: Robert L. Adair III
Authorized Signatory

State of Texas
County of Dallas

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

Witness my hand, at office in Dallas, Texas, this 28th day of January, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

DONA M. GARRETT
Notary Public, State of Texas
My Commission Expires
August 14, 2005

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$25,675.00~~ $26,500.00

_____
AFFIANT

Sworn to and subscribed before me this 31st day of January, 2002.

_____
NOTARY PUBLIC

My commission expires: 12/19/05

12238.2002/ml
south-Classic Homes 54.wd