WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Brandon Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aven C. Callahan (NAME)	PHH Mortgage Services (NAME)	MAP 175, GROUP 8
11451 Springwood Court (ADDRESS)	3000 Leadenhall Road (ADDRESS)	PARCEL 27.00
Riverside, CA 92505 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Classic Homes BOS, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aven C. Callahan and husband, Brian S. Callahan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 33, Section One, Hickory Woods, of record in Book 6900, Page 509, and amended in Book 7582, Page 166, and Book 9997, Page 844, Register's Office, Davidson County, Tennessee.

Subject to Amended and Re-stated Declaration of Covenants, Conditions, and Restrictions, of record in Book 9678, Page 187, amended in Book 9764, Page 44, and further amended in Book 11180, Page 802; By-Laws of record in Book 7932, Page 648, Book 9678, Page 213, and as amended in Instr: #200012070120450, and Instr: #200106140062710; Charter of record in Book 7857, Page 87, and re-recorded in Book 7876, Page 67, and Book 9680, Page 319; and Quitclaim Deed conveying common area of record in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Classic Homes BOS, L.P. by deed from Mohammad Jalalian of record in Instr: #20020429-0052457, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Rules and Regulations of record in Instr: #200106140062709, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3941 Rock Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of July 2002

Classic Homes BOS, L.P.
By:
Mikel Hunsucker, President, General Partner

Davidson County DEEDWARR
Recvd: 07/10/02 09:56 2pgs
Fees:13.00 Taxes:480.63

20020710-0082859

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mikel Hunsucker and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President, General Partner and _____ respectively of the Classic Homes BOS, L.P. the within named bargainor, and corporation, and that he as such President, General Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Mikel Hunsucker as such President, General Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of July 2002.

My commission expires 11-26-2005

_____
Notary Public

LARGE

LEGAL DESCRIPTION CONTINUATION

Subject to notes on plat of record in Book 6900, Page 509, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement and utility anchor easement of record in Book 6900, Page 509, said Register's Office.