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MAP AND PARCEL 176-01-0-A-051.00CO

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
Mortgagee

Davidson County DEEDWARR
Recvd: 08/08/02 09:27 2pgs
Fees:13.00 Taxes:898.55
20020808-0095450

New Owner:

Robert L. Curtis & Betty L. Curtis
6896 Hickory Rim Court
Antioch, TN 37013

Mortgagee:

Franklin Financial Mortgage, Inc.
P. O. Box 687
Franklin, TN 37065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CLASSIC HOMES BOS, L.P., Grantor, has bargained and sold and by these presents does transfer and convey unto ROBERT L. CURTIS and wife, BETTY L. CURTIS, Grantee, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Final Plat of The Estates of Hickory Woods as of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Classic Homes BOS, L.P., a Tennessee limited partnership, by Warranty Deed of Southfork Development, LTD, a Texas limited partnership, of record at Instrument No. 20020401-0039331, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1. Subject to matters shown on the plan of The Estates of Hickory Woods of record at Instrument No. 20010412-0036163, Register's Office of Davidson County, Tennessee.
2. Restrictive Covenants of record at Instrument No. 20010814-0087812, Register's Office of Davidson County, Tennessee.
3. By-Laws of Hickory Woods Homeowners Association of record in Book 7932, page 648; Register's Office of Davidson County, Tennessee; as amended and restated in Book 9678, apge 213, said Register's Office.
4. Charter of The Estates of Hickory Woods Homeowners Association, Inc. of record at Instrument No. 20010809-0085970, Register's Office of Davidson County, Tennessee.
5. TVA Easement of record in Book 437, page 39, Register's Office of Davidson County, Tennessee.
6. Easement for right of way granted to Nashville Gas Co. of record in Book 5909, page 915, Register's Office of Davidson County, Tennessee.
7. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services for water and sewer mains of record in Book 8169, page 564; Book 8169, page 571; Book 8169, page 579; and Book 8169, page 588, Register's Office of Davidson County, Tennessee.
8. Storm Water Detention Agreement of record at Instrument No. 20010208-0012477, Register's Office of Davidson County, Tennessee.
9. QuitClaim Deed conveying common areas to The Estates of Hickory Hills Homeowners Association, Inc., a Tennessee corporation, of record at Instrument No. 20010814-0087811, Register's Office of Davidson County, Tennessee; as rerecorded at Instrument No. 20011023-0115250, said Register's Office.
10. 2002 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS the execution of this Warranty Deed on this the 2 day of August, 2002.

CLASSIC HOMES BOS, L.P.
BY: BOS TENNESSEE OPERATIONS, INC., General Partner

BY: _____
TITLE: President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mike F Hungsucker, with whom I am personally acquainted, and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of BOS TENNESSEE OPERATIONS, INC., General Partner of CLASSIC HOMES BOS, L.P., a Tennessee Limited Partnership and is authorized by BOS TENNESSEE OPERATIONS, INC., as General Partner of CLASSIC HOMES BOS, L.P., to execute this instrument on behalf of BOS TENNESSEE OPERATIONS, INC. as General Partner of CLASSIC HOMES BOS, L.P.

Witness my hand and seal, at office in Franklin, Tennessee, this 2nd day of August, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $242,851.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 2nd day of August, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 4-16-2006