Bk 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $42,000.00.* *Affiant* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 24, 2005 STATE OF TENNESSEE *Notary Public* *My commission expires:*

Name and Address of New Owner:

Classic Homes BOS, L.P.
120 Holiday Court, Suite 1
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/26/02 10:31 3pgs
Fees:18.00 Taxes:155.40
20020826-0102719

Send Tax Bills To:

SAME

Street Address of Subject Property:

6916 Scarlet Ridge Drive
Brentwood, TN 37027

Map and Parcel:

181-10-O-A-172.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AUTUMN OAKS, L.L.C.,** a Tennessee Limited Liability Company, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **CLASSIC HOMES BOS, L.P.,** a Tennessee Limited Partnership, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 426 on the Final Plat, Phase Four, Autumn Oaks Subdivision, of record as Instrument No. 20020523-0062993, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Autumn Oaks, L.L.C., by deed from Paul E. Johnson, a ⅔ undivided interest to a portion of subject property, H. Maxine Sullivan, a ⅔ undivided interest to a portion of subject property and B & Y Enterprises, a ½ undivided interest in all of subject property, of record in Book 11387, page 172, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County Taxes for the year 2002 which have been prorated between the parties and assumed by Grantee;

2. All matters shown on the plan of record as Instrument No. 20020523-0062993, Register's Office for Williamson County, Tennessee.

3. All matters shown in the Boundary Plat of Autumn Oaks of record in Plat Book 6900, page 786, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Deed from Nina R. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph of record in Book 6704, page 397, which have been amended in instrument of record in Book 6968, page 30, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants of record in Deed from Nina R. Brown, an unmarried widow, to Nicholas W. Randolph of record in Book 6704, page 405, which have been amended in instrument of record in Book 6968, page 30, Register's Office for Davidson County, Tennessee.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

7. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9343, page 196; Book 9343, page 199, and Book 11217, page 799, Register's Office for Davidson County, Tennessee.

8. One fourth of an acre reserved for graveyard with right of ingress and egress as set out in Deed Book 261, page 284, and Book 6704, page 397, Register's Office for Davidson County, Tennessee.

9. Subject to Right-of-Way Agreement and Easement to Gulf Interstate Gas Company of record in Book 2245, page 271, Register's Office for said County; a partial release thereof is of record in Book 6968, page 25, Register's Office for Davidson County, Tennessee.

10. Right-of-Way Agreement in favor of Columbia Gulf Transmission Company of record in Book 4240, page 667, Register's Office for said County; a partial release thereof is of record in Book 6968, page 25, Register's Office for Davidson County, Tennessee.

11. Storm Water Detention Agreement of record in Book 7760, page 970, Register's Office for Davidson County, Tennessee.

12. Contract of Easement and furnishing of water of record in Book 3376, page 239, Register's Office for Davidson County, Tennessee.

13. An easement for the purpose of obtaining water from the spring as set out in the deed from J. C. King and wife, to J. B. Hill of record in Book 475, page 547, Register's Office for Davidson County, Tennessee.

14. Easement for the flow of the waters of Mill Creek and the rights of the public therein.

15. Rights of upper and lower riparian owners to the flow of the waters of Mill Creek, free from diminution or pollution.

16. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

17. Subject to all roads, streets or highways (Culbertson Road) embraced within the boundaries of subject premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors 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 19th day of August, 2002.

AUTUMN OAKS, L.L.C., a Tennessee Limited Liability Company

BY: CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC., its Managing Member

BY: _____

Nicholas S. Psillas, Vice President

STATE OF TENNESSEE]
]
COUNTY OF WILLIAMSON]

Before me, the undersigned authority, a Notary Public in and for said State and County aforesaid, personally appeared Nicholas S. Psillas, who, upon oath, acknowledged himself to be Vice President of Continental Development and Construction, Inc., the Managing Member of AUTUMN OAKS, L.L.C., the within named principal, and that he as Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Vice President of its Managing Member.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

_____

NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Rubye Rainey
My Commission Expires
March 3, 2003
STATE OF TENNESSEE

F:\RUBYE\wd llc to lp autumn oaks clas.doc