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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* Davidson County DEEDWARR Recvd: 01/14/03 10:08 3pgs Fees:18.00 Taxes:98.05 20030114-0005648	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $26,500.00.* *Affiant* *Notary Public* Kathleen S. Cox Notary Public, State of Texas My Comm. Expires 07/28/06 *My commission expires:*

Name and Address of New Owner:

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

Send Tax Bills To:

New Owner

Street Address of Subject Property:

6868 Hickory Rim Court
Antioch, TN 37013

Map and Parcel:

176-01-0-A-058.00-CO

SPECIAL 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, **SOUTHFORK DEVELOPMENT, LTD.,** a Texas limited partnership, 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. 58 as shown on the Final Plat of The Estates of Hickory Woods of record as Instrument No. 20010412-0036163, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being a 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.

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

1. Davidson County property taxes for 2003 which have been prorated between the parties and assumed by Grantee.

2. Matters shown on plan of record as Instrument No. 20010412-0036163, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20010814-0087812, and By-Laws of record in Book 7932, page 648, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record as Instrument No. 20010208-0012477, Register's Office for Davidson County, Tennessee.

5. Deeds of conveyance for water and sewer mains of record in Book 8169, pages 571 and 579, Register's Office for Davidson County, Tennessee.

6. Charter of The Estates of Hickory Woods Homeowner's Association, Inc. of record as Instrument No. 20010809-0085970, Register's Office for Davidson County, Tennessee.

7. Conveyance of Common Areas to Homeowner's Association of record as Instrument Nos. 20010814-0087811 and 20011023-00115250, Register's Office for Davidson County, Tennessee.

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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

WITNESS my hand this 6th day of January, 2003.

SOUTHFORK DEVELOPMENT, LTD.,
A Texas Limited Partnership

BY: HOLLY MANAGEMENT, LLC,
A Texas Limited Liability Company, its General Partner

BY: _____
Ron J. Hoyl, Vice President

STATE OF TEXAS]
]
COUNTY OF DALLAS]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Ron J. Hoyl, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of HOLLY MANAGEMENT, LLC, a Texas limited liability company, the General Partner of **SOUTHFORK DEVELOPMENT, LTD.**, a Texas limited partnership, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership as said Vice President.

WITNESS my hand and seal at office the day and year first above written.

NOTARY PUBLIC STATE OF TEXAS
Cathleen S. Cox
Notary Public, State of Texas
My Comm. Expires 07/28/06

Cathleen S. Cox
NOTARY PUBLIC

My commission expires: _____

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I:\Legal\Southfork\Lot 109\special warranty deed.doc