SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Homes BOS, LP	OWNER	176-01-0-A-097.00 CO
(NAME)	(NAME)	
120 Holiday Court		176-01-0-A-107.00 CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(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, Southfork Development, LTD, a Texas Limited Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Classic Homes BOS, LP, 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:

Land in Davidson County, Tennessee, being Lot No. 97 & 107 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Southfork Development, LTD, a Texas Limited Partnership by deed of record in Book 11194, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒
This is improved ☐ property, known as **Lot Nos., 97 & 107 The Estates of Hickory Woods, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." AndGRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/17/03 08:50 2pgs
Fees:13.00 Taxes:190.00

20030417-0051145

Witness our hands this 14th day of April, 2003.

Southfork Development, LTD, a Texas Limited Partnership
By: Holly Management, LLC, a Texas Limited Liability Company, General Partner

By: _____
Name: Robin K. Minick
Title: Vice President

State of Texas County of Dallas

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robin K. Minick, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Holly Management, LLC, a Texas Limited Liability Company, General Partner of Southfork Development, LTD, a Texas Limited Partnership, and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Dallas,~~ Addison, Texas, this 15th day of April, 2003.

Commission Expires: 3/20/04

Yolanda D. Nuncio
Notary Public

YOLANDA D. NUNCIO
Notary Public, State of Texas
My Comm. Expires 03/20/04