BOX 1

SPECIAL WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

My Commission Expires Oct. 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,675.00

Becky Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2003.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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-048.00 CO
(NAME)	(NAME)	
120 Holiday Court, #1		
(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. 48 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 plat notes, conditions, restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/29/03 10:45 2pgs
Fees:13.00 Taxes:95.00
20030929-0143320

unimproved ☒
This is improved ☐ property, known as 6869 Hickory Rim Court, 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 through or under it but not otherwise. 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 our hands this 19th day of September, 2003.

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

By: _____

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 to be the Vice Pres of Holly Management, L.L.C. a Texas Limited Liability Company, General Partner of Southfork Development, LTD, a Texas Limited Partnership, and that he as such Vice Pres. executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas, this 18th day of September, 2003.

Commission Expires:

_____
Notary Public

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