Dav. Co. File Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/04 11:54 2pgs
Fees:13.00 Taxes:832.50

20040109-0003931

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Comm. Expires 12/12/04

jtc file no. 16803-3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Homes BOS, LP (NAME)	NEW OWNER (NAME)	MAP 180-4A
120 Holiday Court, #1 (ADDRESS)	(ADDRESS)	PARCELS 124,125,
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	126,132co

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, HOLT VALLEY, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Classic Homes BOS, L. P., a Tennessee limited liability company

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 Nos. 45, 46, 47 and 53 on the Plan of Highland Creek, Section Two, a Planned Unit Development, of shown in Instrument No. 20030424-0055118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by deeds from Richard A. Nelson and wife, Christine M. Nelson, of record in Book 11294, Page 633, R.O.D.C., TN; from Sharon Vaughn Lewis of record in Book 11294, page 637, R.O.D.C., TN; from James O. Shannon and wife, Dale E. Shannon of record in Book 11294, page 641, R.O.D.C., TN; from Radnor Homes, Inc. of record in Book 11294, page 644, R.O.D.C., TN; from Vira M. Honeycutt and husband, Sam W. Honeycutt, Sr. of record in Book 11294, page 647, R.O.D.C., TN; from Charles Edward Cardwell and wife, Anna Marie Cardwell of record in Book 11294 page 651, R.O.D.C., TN; from Dean Dail Freetly and wife, Mary Alice Freetly, of record in Book 11294, page 655, R.O.D.C., TN; and further by Quitclaim Deed recorded in Book 11294, page 658, and the property conveyed to Holt Valley, a Tennessee general partnership by Quitclaim Deed from power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary of record in Instrument No. 20010611-0061259, Register's Office for Davidson County, Tennessee. The said Holt Valley, LLC,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lts 45,46,47,53 Highland Creek, Nashville, TN 37211
(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 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 7th day of January, 2004

Holt Valley, G. P.

By: _____

James R. Carbine, General Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____

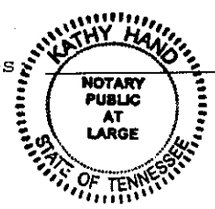
_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JAMES R. CARBINE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a General Partner of HOLT VALLEY, the within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2004.

My Commission Expires



Comm. Expires 12/12/04

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

merged Holt Valley, a Tennessee general partnership leaving Holt Valley, a Tennessee general partnership as the surviving entity, said merger being

evidenced by a Certificate of Merger filed with the Tennessee Secretary of State on January 5, 1999, a copy of which is recorded as Instrument No. 20010215-0014437, said Register's Office. The title to the property is now vested in Holt Valley, a Tennessee general partnership.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11568, Page 311, in Instrument No. 20000413-0037474, and By-Laws in Book 11568, page 301, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.