This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040013

Davidson County DEEDWARR
Recvd: 01/26/04 14:17 2pgs
Fees:13.00 Taxes:721.50
20040126-0009835

**Send Tax Bills To:**
Timothy W. Ward and Diane H. Rand
5152 Singing Hills Drive
Antioch, TN 37013

**New Owner is:**
Timothy W. Ward and Diane H. Rand
5152 Singing Hills Drive
Antioch, TN 37013

MAP: 176-01-0-A

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Classic Homes BOS L.P.**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy W. Ward and wife, Diane ~~H. Rand,~~ M. Ward** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davdison County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Nos., 16, 17, 18, 61, & 62, 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 the same property conveyed to Classic homes BOS L.P. by Deed from Southfork Development. Ltd a Texas Lomited Partnership dated 05/21/03, recorded 06/06/03, in Instrument No. 200306060078698, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of January, 2004

GRANTOR:

Timothy E McKinney

Classic Homes BOS L.P. by BOS Tenn. Operation, Inc. General Partner
Timothy E. McKinney, Vice President

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Timothy E. McKinney **as Authorized Signature for Classic Homes BOS L.P.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of January, 2004.

Melissa K. Collins
Notary Public

My Commission Expires: 3/24/04

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Heather M. Moore
Affiant

**SWORN TO** and subscribed before me this 20th day of January, 2004.

Melissa K. Collins
NOTARY PUBLIC

