File #200420046

Davidson County DEEDWARR
Recvd: 02/25/04 10:16 2pgs
Fees:13.00 Taxes:160.95

20040225-0021262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Classic Homes BOS, LP	Classic Homes BOS, LP	Map: 181-10-A-174.00
(NAME)	(NAME)	
256 Seaboard Lane, Suite H-103	256 Seaboard Lane, Suite H-103	Parcel:
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **AUTUMN OAKS, LLC,** 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 all of Lot No. 428, on the Final Plat, Phase Four, Autumn Oaks Subdivision, as shown by plat appearing of record in Instrument Number 20020523-0062993 amended by Surveyor's Certificate of Correction of record in Instrument Number 20030110-0004644, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more completedetails of said lot.

Being a part of the same property conveyed to Autumn Oaks, LLC by Warranty Deed dated March 15, 1999 of record in Book 11387, Page 173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declarations of Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443 as amended in Instrument Number 20030513-0064238; Charter of Autumn Oaks Homeowners' Association of record in Instrument Number 20010912-0099462; Right of Way Agreement and Easement to Gulf Interstate Gas Company of record in Book 2245, Page 271 with a partial release thereof of record in Book 6968, Page 25; Right of Way Agreement in favor of Columbia Gulf Transmission Company of record in Book 4240, Page 667 with a partial release thereof of record in Book 6968, Page 25; Contract of Easement and furnishing of water of record in Book 3376, Page 239; Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547; Easements for sanitary sewers and/or storm drainage of record in Book 7515, Page 298 and Book 9343, Pages 196 & 199; Storm Water Detention Agreement of record in Book 7760, Page 970; PUD Boundary Plan of record in Book 6900, Page 786; Easements of record in Instrument Numbers 20020826-0103047 and 20020918-011370; any and all matters shown on plat of record in Instrument Number 20020523-0062993 as amended by Surveyor's Certificate of Correction of record in Instrument Number 20030110-0004044; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property, known as 6908 Scarlet Ridge Dr., (Lot 428 Autumn Oaks)Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 23rd day of February, 2004.

Autumn Oaks, LLC

By Continental Development and Construction, Inc.

BY: _____

Nicholas S. Psillas, Vice President and Chief Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Nicholas S. Psillas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Continental Development and Construction, Inc., and the Chief Managing Member of of Autumn Oaks, LLC, the within named bargainor, a limited liability company, and that he as such Vice President and Chief Managing Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vice President and Chief Managing Member.

Witness my hand and official seal, this 23rd day of February, 2004.

_____

Notary Public

My Commission Expires: _____

(SEAL)

BARBARA J. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064