File #200420103

Davidson County DEEDWARR
Recvd: 03/29/04 08:54 2pgs
Fees:13.00 Taxes:601.25

20040329-0034649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: _____

(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 L.P	Classic Homes BOS, LP	Map: 150-12-C-55 ET AL
(NAME) 256 Seaboard Lane, Suite H-103	(NAME) 256 Seaboard Lane, Suite H-103	Parcel:
(ADDRESS) Franklin, TN 37067	(ADDRESS) 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, **MT. VIEW, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CLASSIC HOMES BOS L.P**, 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 Nos. 7, 8, 10, 13 and 14, on the Final Plat of Mt .View Subdivision, Section Two, as shown by plat appearing of record in Instrument No. 20010523-0053206, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a portion of the same property conveyed to Mt. View, LLC by Warranty Deed dated September 18, 1998 of record in Book 11121, Page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 11272, Page 811 as restated and amended in Instrument No. 20020108-0002714 and re-recorded in Instrument No. 20020122-0008596; Charter of Mt.View Homeowners' Association of record in Instrument No. 20020108-0002713; Quitclaim Deed conveying open space of record in Instrument No. 20020129-0012295; Boundary Plat of record in Book 11190, Page 65; Right of Adjoining Owner of record in Book 6013, Page 187, any and all matters shown on plat of record in Instrument No. 20010523-0053206; 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 Mt. View Sub. Lots 7, 8, 10, 13, 14, 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 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 26th day of March, 2004.

Mt. View, LLC

BY: _____

Saeed Sussan

Chief Manager

STATE OF TENNESSEE

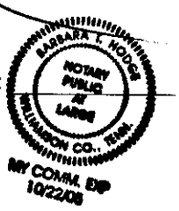
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Saeed Sussan, 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 Chief Manager of Mt. View, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 26th day of March, 2004.

Notary Public

My Commission Expires:



(SEAL)

Mail After Recording To:

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