WARRANTY DEED

Return To:
First Title & Escrow
File Box 9B
#22555

Davidson County DEEDWARR
Recvd: 05/10/04 13:56 2pgs
Fees:13.00 Taxes:978.52

20040510-0053176

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$264,465.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD DAY OF APRIL, 2004.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Stephen John Cico	**SunTrust Bank, a Georgia Corporation**	**180-4-A-171.00**
(NAME)	(NAME)	
2221 Maple Grove Lane	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37219**	
(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, **Classic Homes BOS, LP, A TENNESEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen John Cico, Unmarried**, 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. 171 on the plan of the second revision to lots 171 and 172, Addition to Highland Creek, as of record in Instrument No. 20020710-0083053, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Classic Homes BOS, LP., A Tennessee Limited Partnership by Deed dated 2/13/03 from Holt Valley, a Tennessee Limited Partnership, Of record in Instrument No. 20030214-0020504, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as **2221 Maple Grove Lane, Nashville, TN 37217**

(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 **our hands** this **3rd day of April, 2004**.

Classic Homes BOS, LP

By: _____

By: Tennessee Operations Inc., General Partner,
Mikel F. Hunsucker, President

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mikel F. Hunsucker, 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 President of BOS Tennessee Operations, Inc., General Partner of Classic Homes BOS, LP, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 3 day of May, 2004.

Commission Expires: 11/24/07

_____
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN
ROGER SPROCHI