THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/11/04 13:45 2pgs
Fees:13.00 Taxes:480.96
20040511-0053944

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
James R. Nivens Catherine M. Nivens 5209 Southfork Boulevard Old Hickory, TN 37138	same	63-16-C – 064.00

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 Classic Homes, BOS, LP, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to James R. Nivens and Catherine M. Nivens, husband and wife, as tenants by the entirety, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 64 on the Plat of Phase One, Section Two, Hermitage Springs Estates, a Planned Unit Development, of record as Exhibit "A" to the Instrument of record as Instrument No. 20031031-0160338 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Classic Homes BOP LP from Jo-Mac Properties, LLC by Deed dated November 7, 2003 and of record at Instrument No. 20031107-0163900, said Register's Office.

This is improved property known as: 5209 Southfork Boulevard, Old Hickory, TN 37138

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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;

1. Davidson County Taxes for the year 2003 have been paid 2004 taxes have been prorated between the parties as of the date of this instrument, with G.RANTOR paying its prorata part thereof to GRANTEE. Map 63-16-C Parcel 064.00.

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. Whenever 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 30th day of April, 2004.

Classic Homes, BOS LP

BY: Mikel F. Hunsucker, President

State of TENNESSEE
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mikel F. Hunsucker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Classic Homes, BOS LP a state corporation, the within named bargainor, and that he/she as such President of Classic Homes BOS LP, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President of Classic Homes BOS LP.

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Witness my hand and official seal at office this 30th, day of April, 2004.

My commission expires 7-10-07

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $129,990.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2004.

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires 7-10-07