# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$167,375.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/25/04 08:53 2pgs
Fees:13.00 Taxes:619.29

20040625-0075468

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON CO.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Classic Homes BOS, L.P.** | **First Bank** | Map 180-04-0-A, Parcel 127co (Lot 48) |
| **256 Seaboard Lane, H-103** | **200 Fourth Avenue N., Ste 100** | Map 180-04-0-A, Parcel 138co (Lot 59) |
| **Franklin, TN 37067** | **Nashville, TN 37219** | Map 180-04-0-A, Parcel 180co (Lot 168) |

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 ACKNOWLEDGE, WE,

**Holt Valley, GP, a Tennessee general partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Classic Homes BOS, L.P., a Tennessee limited partnership**

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:

**TRACT ONE: LAND in Davidson County, Tennessee, being Lot No. 48 and 59 on the Plan of Highland Creek, Section Two, a Planned Unit Development, as shown in Instrument No. 20030424-0055118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Being part of the same property conveyed to Holt Valley, LLC, a Tennessee limited liability company by deeds from Richard A. Nelson and wife, Christine M. Nelson, of record in Book 11294, Page 633, R.O.D.C., TN; from Sharon Vaughn Lewis of record in Book 11294, Page 637, R.O.D.C., TN; from James O. Shannon and wife, Dale E. Shannon of record in Book 11294, Page 641, R. O.D.C., TN; from Radnor Homes, Inc., of record in Book 11294, Page 644, R.O.D.C., TN; from Vira M. Honeycutt and husband, Sam W. Honeycutt, Sr., of record in Book 11294, Page 647, R. O.D.C., TN; from Charles Edward Cardwell and wife, Anna Marie Cardwell, of record in Book 11294, Page 651, R.O.D.C., TN; from Dean Dail Freetly and wife, Mary Alice Freetly, of record in Book 11294, Page 655, R.O.D.C., TN; and further by Quitclaim Deed recorded in Book 11294, Page 658, and the property conveyed to Holt Valley, a Tennessee general partnership by Quitclaim Deed from Attorney's Title Company, Inc., a Tennessee corporation, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary of record in Instrument No. 20010611-0061259, Register's Office for Davidson County, Tennessee. The said Holt Valley, LLC, merged with Holt Valley, a Tennessee general partnership leaving Holt Valley, a Tennessee general partnership as the surviving entity, said merger being evidenced by a Certificate of Merger filed with the Tennessee Secretary of State on January 5, 1999, a copy of which is recorded as Instrument No. 20010215-0014437, said Register' Office. The title to the property is now vested in Holt Valley, a Tennessee general partnership.**

**TRACT TWO: LAND in Davidson County, Tennessee, being Lot No. 168 on the Plan of Highland Creek, Section Two, a Planned Unit Development, as shown in Instrument No. 20040130-0011798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Being part of the property conveyed to Holt Valley, a Tennessee general partnership by Quitcliam Deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20030708-0093600, said Register's Office.**

**This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11568, Page 311 and Supplemental of record as Instrument No. 20000413-0037474, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved (____) Unimproved (_X__) property, known as **Lots 48, 59 & 168, Highland Creek,S/2, Nashville, TN 37211**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 my/our hand(s) this 24th day of June, 2004.

**Holt Valley, GP**

James R. Carbine

**James R. Carbine, General Partner** General Partner

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

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James R. Carbine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **General Partner** of **Holt Valley, GP**, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **James R. Carbine** as **General Partner.**

Witness my hand, at office, this **24th** day of **June, 2004.**

**Notary Public**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 4/16/05