Record & Return To:
Southern Title Services, LLC
4733 Andrew Jackson Parkway, Ste 1C
Hermitage, TN 37076
File No. 200450199

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/02/04 10:15 2pgs
Fees:13.00 Taxes:555.83
20040702-0079007

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Teresa Widner 5215 Southfork Blvd. Old Hickory, Tennessee 37138	Chase Manhattan Mortgage Corporation P.O. Box 572405 Murray, Utah 84157	63-16-C-067.00

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, L.P., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Teresa Widner, an unmarried woman, hereinafter called the Grantee, her 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 all of Unit No. 67, on the Plan of a Planned Unit Development (Private Elements), Phase One- Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 20010703-0070299, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Classic Homes BOS, LP from Jo-MAC Properties, LLC by deed dated 2/18/04 of record in Instrument No. 20040219-0019426, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001206-0120233, as amended by First Amendment of record in Instrument No. 20020130-0013464, further amended by Second Amendment of record in Instrument No. 20031006-0147712 and made applicable by Instrument No. 20031031-0160338; Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385 and as amended in Instrument No. 20020128-0011789; By-Laws of record in Instrument No. 20010712-0074536 and as amended in Instrument No. 20030808-0115486; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10644, Page 194; Right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, Page 281, Book 5826, Page 95, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722 and in Book 6036, Page 274; Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Boulevard of record in Book 6267, Pages 296 and 298; Right-of-Way Easements for water mains and water lines of record in Book 8007, Pages 232,237 and 240; all matters shown on plat of record in Exhibit A to Instrument No. 20031031-0160338 revising Instrument No. 20010703-0070299; and any all matters of record, all in the Register's Office for Davidson County, Tennessee.

Easement for the flow of Betsy Branch, as much as thereon may flow.

Subject to the rights of others in and to the common areas.

This is improved property known as: 5215 Southfork Blvd., Old Hickory, Tennessee 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 June, 2004.

Seller:
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mikelf Honsucker _____ 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, L.P a state corporation, the within named bargainor, and that he/she as such President of Classic Homes BOS, L.P., 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, L.P.

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

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007

My commission expires:

Mary K. Reed
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $150,225.00

Affiant

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

Mary K. Reed
NOTARY PUBLIC

My Commission Expires:_____

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2007