Davidson County DEEDWARR
Recvd: 09/21/04 14:46 2pgs
Fees:13.00 Taxes:589.41
20040921-0113651

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

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Julie Woodruff 5300 Southfork Blvd. Old Hickory, Tennessee 37138	SAME	63-16-C-087.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, 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 Julie Woodruff, unmarried, 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 Lot No. 87 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 plat reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to Classic Homes BOS, LP from Jo-Mac Properties by deed dated 6/1/04 of record in Instrument No. 20040602-0064738, said Register's Office.

Also being part of the same property conveyed to Jo-Mac Properties from William E. Jones and wife, Phylis E. Jones by deed dated 3/3/00 of record in Instrument No. 20000310-0025238, said Register's Office.

This is improved property known as: 5300 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 16th day of September, 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 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.

Witness my hand and official seal at office this 16, day of September 2004.

My commission expires: 7/6/05

NOTARY PUBLIC

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $159,301.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.