WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/05 08:58 3 pgs
Fees:18.00 Taxes:556.78

20050113-0004753

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,480.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 2005

Notary Public

MY COMMISSION EXPIRES: 3/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Reinstein	Same	MAP 063-16-0-C
(NAME)	(NAME)	
101 Ocean Avenue, F601		PARCEL 065.00 CO
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90402		
(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, L.P.

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

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 Unit No. 65, a Planned Unit Development (Private Elements), Phase One, Section Two, Hermitage Springs Estates, of record in Instr: 20031031-0160338, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: 20001206-0120233, amended in Instr: 20020130-00113464, Instr: 20031006-0147712, and made applicable by Instr: 20031031-0160338, and amended in Instr: 20040226-0022056; By-Laws of record in Instr: 20010712-0074536, and amended in Instr: 20030808-0115486; and Charter of Hermitage Springs Townhomes Association, Inc. of record in Instr: 20010716-0075385, and amended in Instr: 20020128-0011789, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Classic Homes BOS, L.P. by deed from Jo-Mac Properties, LLC of record in Instr: 20031107-0163900, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to notes on plat of record in Instr: 20031031-0160338, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5211 Southfork Blvd., Old Hickory, TN 37138
(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 my hand this 7th day of January, 2005

Classic Homes BOS, L.P.

By:

Mikel Hunsucker, President

LEGAL DESCRIPTION CONTINUATION

Subject to all matters shown on plans of record as Exhibit "A" in Instr: 20031031-0160338, Register's Office, Davidson County, Tennessee.

Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page 194, said Register's Office.

Subject to Right-of-Way easements for water mains and water lines of record in Book 8007, Pages 232, 237 and 240, said Register's Office.

Subject to easement for flow of Betsy Branch.

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

Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____, _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mikel Hunsucker as President of Classic Homes BOS, L.P., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of January, 2005.

Steve N. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/08