This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6040013
Information in this document furnished by the parties and relied upon by the preparer of this document.

PICK-UP

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/14/05 10:25 2 pgs
Fees:12.00 Taxes:0.00

20050114-0005302

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Timothy W. Ward and wife, Diane M. Ward,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Classic Homes BOS, L.P.** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Nos., 16, 18, 61, & 62, on the Plan of The Estates of hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Timothy W. Ward and wife, Diane M. Ward from Classic homes BOS L.P. by Deed dated 01/20/04, recorded 01/26/04 in Instrument No. 20040126-0009835, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 30 day of December, 2004.

Timothy W. Ward

Timothy W. Ward

Diane M. Ward

Diane M. Ward

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of December, 2004, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy W. Ward and wife, Diane M. Ward** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

BYLITHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 25, 2006

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this ___ day of December 2004.

BYLITHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 25, 2006

Notary Public
My Commission Expires:

Tax/Map ID & Parcel
Part of 176-01-0-A

New Owners & Send Tax Bills to :
Classic Homes BOS, L.P.
120 Holiday Court, Suite I
Franklin, TN 37067