WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/05 08:41 2 pg
Fees:13.00 Taxes:554.96

20050801-0089293

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE 2-24-2005
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.

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
William D. Klatt	PHH Mortgage Corp (fka Cendant	MAP 63-16C
(NAME)	(NAME) Mortgage Corp)	
1169 Archer Circle	3000 Leadenhall Road	PARCEL 68 CO
(ADDRESS)	(ADDRESS)	
Corona, CA 92882	Mount Laurel, NJ 08054	
(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 William D. Klatt and Justin P. King

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. 68 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 in Instr: 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.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instr: 20001206-0120233, First Amendment in Instr: 20020130-0013464, and Second Amendment in Instr: 20031006-0147712, and made applicable by Instr: 20031031-0160338; By-Laws in Instr: 20010712-0074536, and amended in Instr: 20030808-0113486; and Charter 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: 20040219-0019426, Register's Office, Davidson County, Tennessee.

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

Subject to all matters shown on plans of record in Instr: 20010703-0070299 and as Exhibit "A" to Instrument of record in Instr: 20031031-0160338 in the

CONTINUED

unimproved ( )
This is improved (X) property, known as 5217 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 27th day of July, 2005

Classic Homes BOS, L.P.

By:

Mikel Hunsucker, President, General Partner

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, General Partner 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, General Partner, 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 27th day of July, 2005.

Mike Seagraves
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11-26-2005

LEGAL DESCRIPTION CONTINUATION

Register's Office for 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 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 Book 6036, Page 274, said Register's Office.

Subject to 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, 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 the 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.

This conveyance is subject to any and all easements, if any.