RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#2752-2

The actual consideration or value, whichever is greater, for this transfer is **$1,250,000.00.**

Affiant

Davidson County DEEDWARR
Recvd: 12/06/04 11:46 2pgs
Fees:13.00 Taxes:4625.00
20041206-0144801

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this the 3rd day of December, 2004.

Notary Public

My commission expires 03.22.2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JEFFREY C. LYNCH	**NEW SOUTH FEDERAL SAVINGS BANK**	**MAP 104-09-0-D, PARCEL 002.00co**
3621 West End Avenue	**210 Automation Way**	
Nashville, TN 37205	**Birmingham, AL 35283**	

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, WE,

SHARON K. LESTER, an unmarried woman, and DAN WILLIS, a married man

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

JEFFREY C. LYNCH, unmarried

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. 3621 on the Plan of West End I, a Planned Unit Development Private Element Horizontal Property Regime, located on West End Avenue, Nashville, Davidson County, Tennessee, and described in Exhibit "B" in the Declaration of West End I (a Planned Unit Development), of record in Instrument No. 20021111-0138979, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Sharon K. Lester and Dan Willis, by Deed dated November 12, 2002, from French Brothers, LLC, a Tennessee limited liability company, of record in Instrument No. 20021114-0141069, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20021111-0138979, said Register's Office; Joint Driveway Easement of record in Book 2495, Page 537, said Register's Office; Declaration of Ingress Egress Easement of record in Instrument No. 20021111-0138977, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantors herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN. THE SAID GRANTORS ARE BUILDERS AND THIS PROPERTY IS BEING SOLD IN THE REGULAR COURSE OF THEIR BUSINESS.

This is IMPROVED (__X__) unimproved (____) property, known as: **3621 West End Avenue, Nashville, TN 37205**.

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 convenant 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/our hand(s) this **3rd** day of **December, 2004.**

SHARON K. LESTER

DAN WILLIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHARON K. LESTER and DAN WILLIS,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **December, 2004.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07