28-B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #05-1176

Davidson County DEEDWARR
Recvd: 04/21/05 16:07 2 pg
Fees:13.00 Taxes:1398.23
20050421-0044766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce J. Lynskey, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bryce Randolph Wells and wife, Tricia Ann Thornton-Wells,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lenox Place, as of record in Plat Book 161, Page 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce J. Lynskey, unmarried by deed dated August 6, 2001, of record in Instrument No. 20010814-0087604, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2011 18th Ave South, Nashville TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of April, 2005

Bruce J. Lynskey

0504-03

State of Tennessee)
County of Davidson)

On this 20th day of April, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bruce J. Lynskey, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 377,900.00.

x Bruce J. Lynskey
Affiant

Sworn and subscribed before me on this the 20th day of April, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Bryce Randolph Wells
2011 18th Ave South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
104-12-216