THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2004. Notary Public My Commission Expires: 5-21-2007
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 23556-10-2004**	

Davidson County DEEDWARR
Recvd: 11/15/04 10:42 2pgs
Fees:13.00 Taxes:758.50

20041115-0136669

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelly A. Donovan 420 Normandy Place Nashville, TN 37209	First Horizon Loan Corp 4000 Horizon Way Irving, TX 75063	Map No.104.01-0B Parcel No. 106.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Patrick Eadler**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly A. Donovan,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 Normandy Place, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2004.

Charles Patrick Eadler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles Patrick Eadler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 420, together with the appurtenant interest in the common elements of Normandy Place Condominiums horizontal property regime established by Master Deed, of record in Instrument No. 20020214-0019862 as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit E to the aforementioned Master Deed and being located upon Lot No. 31 on the Plan of Revised Plan Acklen Heights of record in Plat Book Plat Book 1835, page 10, page , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Patrick Eadler, an unmarried person by deed dated September 27, 2002 from Normandy Place, LLC a Tennessee limited liability company of record in Instrument No. 20020930-0118669, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantor;
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Normandy Place Condominiums, of record in Instrument No. 20020214-0019862, as amended in Instrument No. 20020523-0063131; and
3. All matters appearing on the Plan of record as Book 1835, page 10, Register's Office for Davidson County, Tennessee.