RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $203,000.00.

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Affiant

Sworn to and subscribed before me this 18 day of March, 2005.

Notary Public

My Commission Expires:_____

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Ariahn Ader	414 Normandy Circle	Countrywide Home Loan	104-01-0-B
414 Normandy Circle	Nashville, TN 37209	3011 Armory Drive	059.00CO
Nashville, TN 37209		Nashville, TN 37204	USD 06103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Three Thousand and 00/100 Dollars ($203,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **JOHN S. PIOVARCY and KELLY E. KIRBY PIOVARCY (being the same person as Kelly E. Kirby), husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **ARIAHN ADER, an unmarried person** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414 on Lot No. 29 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Normandy Place Condominiums of record under Instrument No. 20020214-0019862, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862, said Register's Office for a more complete identification and description of such Unit.
>
> BEING the same property conveyed to John S. Piovarcy and Kelly E. Kirby, both unmarried, by Warranty Deed dated May 15, 2002 from Normandy Place, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20020516-0060087, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2005 which are a lien but not yet due and payable to be paid by Grantee;

1. Placements of Units shown as Exhibit "E" to the Master Deed of record in Instrument No. 20020214-0019862 and amended by First Amendment of record in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee;

Davidson County DEEDWARR
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Fees:13.00 Taxes:751.10
20050323-0031486

2. The Plan of record in Instrument No. 20020214-0019862 and First Amendment of record in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee;

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3027, Pages 526 and 536, Register's Office for Davidson County, Tennessee;

4. All matters shown on the Plat of record in Book 1835, Page 10, Register's Office for Davidson County, Tennessee;

5. The Charter of the Normandy Place Condominiums Homeowner's Association of record in Instrument No. 20020114-0005489, Register's Office for Davidson County, Tennessee;

6. Those matters set forth on the Quitclaim Deed for common open space to Normandy Place Condominiums Homeowner's Association of record in Instrument No. 20041230-0155033, Register's Office for Davidson County, Tennessee;

7. Master Deed and By-Laws of Normandy Place Condominiums of record in Instrument No. 20020214-0019862 and as amended in Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee;

8. Restrictive Covenants for Normandy Place Condominiums of record in Book 4984, Page 815, Register's Office for Davidson County, Tennessee;

9. applicable building and zoning regulations;

10. such state of facts as an accurate survey would disclose;

11. and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18 day of March, 2005.

JOHN S. PIOVARCY

KELLY E. KIRBY PIOVARCY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **John S. Piovarcy and Kelly E. Kirby Piovarcy, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 18 day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 3.14.2009

CHARLES E MORTON IV NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE