39-B

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 04/05/01 15:40 2pgs
Fees:11.00 Taxes:558.70

20010405-0033569

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2001.

Notary Public
My commission expires: 11-30-2002

AMANDA B. PEWITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires Nov. 30, 2002

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Keaton	SAME	183-05-O-A
920 Colo Cove		075.00
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin J. Prefontaine hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric Keaton and wife, Jennifer Longard, hereinafter called the Grantees, their successors 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 Lot No. 409 on the Plan of Phase One, Section Three of October Woods, of record in Plat Book 7900, page 909 and amended in Book 9700, page 229 & 230, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kevin J. Prefontaine by deed from G. Dean Spalding Jr., and wife, Tracy R. Graham now Spalding, dated 9/2/99 and recorded 9/7/99 in Book 11652, page 758, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 920 Colo Cove, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of March, 2001.

Kevin J. Prefontaine

STATE OF Minnesota
COUNTY OF Dakota

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin J. Prefontaine with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Minnesota this 29th day of March, 2001.

Sharon M. Yetter
Notary Public

My Commission expires : Jan 31, 2005

SHARON M. YETTER
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005