Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 7th day of March 2008.

Notary Public
My commission expires:

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 04/09/08 10:39 2 pgs
Fees:13.00 Taxes:484.70
20080409-0035795

Address of New Owner:	Send Tax Bills to:	Tax Information
William Keefe	CountryWide Bank, FSB	083-07-0-235.0
906 Crescent Hill Road	801 Crescent Center Drive #510	
Nashville, TN 37206	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita L. Green-Eaton, aka Juanita L. Green,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William Keefe, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 58, PLAN OF ROSELAWN, as shown on plat of record in Plat Book 2133, Page 1, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James W. Eaton and Juanita L. Green by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 6th day of December, 1995 in Book 9881, Page 233, in the Register's Office of Davidson County, Tennessee. The said James W. Eaton having since died.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSELAWN, as recorded in Plat Book 2133, Page(s) 1, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This property is improved property known as 906 Crescent Hill Road, Nashville, TN 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 7th day of March, 2008.

Juanita L. Green-Eaton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juanita L. Green-Eaton**, the bargainor(s), 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 Franklin, Tennessee, this the 7th day of March, 2008.

Notary Public

My Commission Expires November 22, 2010

My Commission expires: _____

FILE NO: 2008010679