BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

This instrument prepared by:
Fred A. Ross, Esq.
Mid South Title Agency, Inc.
499 South President Street / P.O. Box 23429
Jackson, MS 39201/39225-3429
(601) 960-4550 Cendant# 139282104

MAP 172-06-0-A
PAR 6.00

WARRANTY DEED
STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

THAT **CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION,** (organized under the laws of the State of Delaware), GRANTOR, by its Closing Agent, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid by Parham K. Ghavami and wife, Farah Cassis-Ghavami,

GRANTEE(S), the receipt of which is hereby acknowledged, does grant, bargain, sell, transfer and convey unto the said GRANTEE(S) and unto their heirs and assigns forever the following described land, situated in **Davidson** County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mountain View, Section 1, Revision One, as of record in Book 9700, page 562 and 563, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy W. Powell and wife, Michelle D. Powell by deed from Gordon Z. Berry, unmarried and wife, Melissa A. Berry, unmarried of record in Instrument No. 200006300055090, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from Timothy W Powell and wife, Michelle D. Powell, of record in Instrument No 20030404-0044871, in the Register's Office for Davidson County, Tennessee.

RESPONSIBLE TAXPAYER AND OWNER:
Parham K. Ghavami amd Farah Cassis-Ghavami
6064 Frontier Lane, Nashville, TN 37211
Map 172-06-0-A Parcel 6.00co

MORTGAGEE:
SunTrust Mortgage, Inc
201 4th Avenue No. 7th Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/04/03 13:54 2pgs
Fees:13.00 Taxes:1165.50
20030404-0044872

TO HAVE AND TO HOLD the same unto the said GRANTEE(S), and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And GRANTOR hereby covenants with the said GRANTEE(S) that it will forever warranty and defend the title to said lands against all claims whatever.

IN TESTIMONY WHEREOF, the name of the GRANTOR is hereunto affixed by its closing agent and attested and its seal affixed by its closing agent, this 24th day of March, 2003.

CENDANT MOBILITY FINANCIAL CORPORATION,
A Delaware Corporation
By: Mary Lea Sherwinski
Title: Closing Agent

ATTEST:
By: Alex Mortenson
Title: Closing Agent

ACKNOWLEDGMENT

STATE OF New Jersey
COUNTY OF Burlington

On this day, before me personally appeared Mary Lea Sherwinski and Alex Mortenson, to me personally well known, who acknowledged that their the Closing Agent and Closing Agent of **CENDANT MOBILITY FINANCIAL CORPORATION, A DELAWARE CORPORATION,** and that they, as such officers, being authorized so to do, has signed, executed and delivered the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS my hand and official seal this 24th day of March, 2003.

Thomas Richard Sacks-Wilner
NOTARY PUBLIC
THOMAS RICHARD SACKS-WILNER
Notary Public of New Jersey
Commission Expires March 6, 2006

THOMAS RICHARD SACKS-WILNER NOTARY PUBLIC STATE OF NEW JERSEY My Comm. Expires March 6, 2006

My Commission Expires:
March 6, 2006

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 315,000.00. Sworn to and subscribed before me this 28th day of March, 2003

Affiant

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY