195944

Box 36
(2)

Davidson County DEEDWARR
Recvd: 07/30/03 15:37 3pgs
Fees:18.00 Taxes:272.88
20030730-0107811

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# 137725204

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 $10.00 Ten dollars & 00/100********** Dollars and other good and valuable considerations in hand paid by Suzanne ~~R.~~ Spooner and Anthony R. Faulk, both single W. (BS),
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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from Ismail Mohammed and wife, Nadia Rabi, of record in Instrument No. ~~*~~, in the Register's Office for Davidson County, Tennessee. * 20030730-0107810

RESPONSIBLE TAXPAYER AND OWNER:
Suzanne R. Spooner and Anthony R. Faulk
810 Bellevue Road #303 , Nashville, TN 37221

Map 142=06-0-B Parcel 303.00co

MORTGAGEE:
Wells Fargo Home Mortgage, Inc
4465 Corporate Lane
Virginia Beach, VA 23462

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 17 day of July, 2003.

CENDANT MOBILITY FINANCIAL CORPORATION,
A Delaware Corporation
By: Allean Mortensen
Title: Closing Agent

ATTEST:
By: Jennifer Kuhnel
Title: Closing Agent

ACKNOWLEDGMENT

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

On this day, before me personally appeared ALLEAN MORTENSEN and JENNIFER KUHNEL, 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 22ND day of July, 2003.

JOSEPH BOYLE
Notary Public of New Jersey
My Commission Expires May 7, 2008

Joseph Boyle
NOTARY PUBLIC

JOSEPH BOYLE My Commission Expires May 7 2008 Burlington County, NJ Notary Public

My Commission Expires:
May 7, 2008

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 73,750.00. Sworn to and subscribed before me this the 28 day of July, 2003

Affiant

Notary Public

My Commission Expires: 4/21/08

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

EXHIBIT "A"

Land in Davidson County, Tennessee being building No. 57, Unit No. 303 and Garage No. 2, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixture, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, pages 257 through 312, and all amendments thereafter.

Being the same property conveyed to Ismail Mohammed by quitclaim deed form Nadia Rabi of record in instrument No. 20030205-0015608 and by quitclaim deed from Mohammed Isamail Mohammed of record in Instrument No. 20030203-0014615, Register's Office for Davidson County, Tennessee.