Return to.

Southern Title Services
124 First Avenue South
Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/01/04 10:02 2pgs
Fees:13.00 Taxes:660.82

20040301-0022768

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# 146248304

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 & 00/100********** Dollars and other good and valuable considerations in hand paid by Ann Young Ezell, a single woman, 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. 90 on the Plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 2010920-010749, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate elgal description.

Being the same property conveyed to Brian A. Charlesworth and wife, Kate Charlesworth by deed from Genady's Construction, Inc. of record in Instrument 20020717-0085856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from Brian A Charlesworth and wife, Kate Charlesworth, of record in Instrument Number 20040301-0022768, in the Register's Office for Davidson County, Tennessee.

RESPONSIBLE TAXPAYER AND OWNER:
Ann Young Ezell
224 Payson Court, Nashville, TN 37211
Map 172-04-0-A Parcel 100.00co

MORTGAGEE:
Coastal Capital Corporation
220 Ponte Vedra Park Dr Ste 200
Ponte Vedra Beach, FL 32082

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 February, 2004.

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

ATTEST:
By: Michael Green
Title: Closing Agent

ACKNOWLEDGMENT

STATE OF New Jersey
COUNTY OF Burlington

On this day, 17th of Feb 2004 before me personally appeared Jennifer Kuhnel and Michael Green, to me personally well known, who acknowledged that they are 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 17 day of February, 2004.

Keita A. Carr
NOTARY PUBLIC

KEITA A. CARR
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/17/2007

My Commission Expires: _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $178,600.00. Subscribed and sworn to before me this 27 day of February 2004

Affiant

Notary Public

My Commission Expires: 10/22/05

BARBARA T. HOUSE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05