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# 155182404

Davidson County DEEDWARR
Recvd: 04/06/05 12:48 3 pg:
Fees:18.00 Taxes:666.00
20050406-0037883

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 Assistant Vice President, 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 Hishyar J. Bamerni and wife, Zena Bamerni, 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 EXHIBIT A

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from Andrew F. Beckman and wife, Lindsay R. Beckman, of record in Instrument No. _____ and/or Deed Book ✱, Page _____, in the Register's Office for Davidson County, Tennessee. ✱ 20050406-0037882

ADDRESS OF OWNER & PROPERTY:

Hishyar J. Bamerni
309 Roundhill Cove
Nashville, TN 37211

PARTY RESPONSIBLE FOR TAXES:

SunTrust
201 Fourth Avenue No 7th Floor
Nashville, TN 37219

TAX I.D. # Map 172-12-0-8 Parcel 153.00co

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 and attested and its seal affixed by its Assistant Vice President this 9th day of March, 2005.

CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware Corporation

By: Stacie E. Williams

Title: Assistant Vice President

ATTEST:

By: Tauma K Moore

Title: Assistant Vice President

ACKNOWLEDGMENT

STATE OF New Jersey

COUNTY OF Burlington

On this day, before me personally appeared Stacie E. Williams and Tauma K. Moore, to me personally well known, who acknowledged that their the Asst vice Pres and Asst vice President 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 9th day of March, 2005.

Barbara Francis

NOTARY PUBLIC

BARBARA FRANCIS NOTARY PUBLIC NEW JERSEY

My Commission Expires:

BARBARA FRANCIS
Notary Public of New Jersey
My Commission Expires August 25, 2007

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 180,000.00

Affiant

Subscribed and sworn to before me this 30 day of March, 2005.

Notary Public

My Commission Expires:

2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Land in Davidson County, Tennessee, being Lot No. 408 on the plan of Section Eight, Bradford HIlls, of record in Book 7900, page 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hishyar J. Bamerni and Zena Bamerni, husband and wife, by Deed from Cendant Mobility Financial Corporation, dated March 30, 2005, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

(P-BPR-05-309.PFD/P-BPR-05-309/29)