03

Lawyers Title
48-A

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# 151932504

Davidson County DEEDWARR
Recvd: 04/15/05 10:37 2 pgs
Fees:13.00 Taxes:411.42
20050415-0042090

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 ($10.00) and other good and valuable considerations in hand paid by Monique Simpson, 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:

Being part of Lot No. 6 on the unrecorded plan of the subdivision of the J.S. Spurlock Land, described according to a survey made by John Wilkes, Civil Engineer, February 3, 1988, as follows:

Beginning on the northerly margin of Young's Lane at a point 451 feet west of the westerly margin of the Old Buena Vista Pike, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 503 feet; thence S. 75 deg. 3/4 ' W. 75 feet to the corner of Lots 6 and 7; thence with the line between said two lots, southwardly 513 feet to the northerly margin of Young's Lane; thence with said lane, easterly 75 feet to the beginning.

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from Corinthians I Williams*, of record in Instrument No. 20041207-0145962, in the Register's Office for Davidson County, Tennessee.

* a single person

Map 170-07-0 Parcel 10.00
RESPONSIBLE TAXPAYER AND OWNER:
Monique Simpson
1011 West Trinity Lane
Nashville, TN 37218
MORTGAGEE:
Long Beach Mortgage Company
320 Interstate North Pky, #500
Atlanta, GA 30039

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 Assistant Vice President and attested and its seal affixed by its Assistant Vice President, this 7th day of March, 2005.

CENDANT MOBILITY FINANCIAL CORPORATION,
A Delaware Corporation
By: Taunyak K Moore
Title: ASSISTANT VICE PRESIDENT

ATTEST:
By: Amy Sears
Title: ~~Assistant~~ Vice President

ACKNOWLEDGMENT

STATE OF New Jersey
COUNTY OF Burlington

On this day, before me personally appeared Taunyak moore and Amy Sears, to me personally well known, who acknowledged that their the Assistant Vice President and Assistant 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 7th day of March, 20 05.

Caren E. Bircsak
NOTARY PUBLIC

My Commission Expires:
CAREN E. BIRCSAK
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 1/14/2010

CAREN E. BIRCSAK NOTARY PUBLIC NEW JERSEY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 111,194.00.

Sworn to and subscribed before me this 8th day of April, 2005.

Monique Simpson
Affiant

Diane K. Mann
Notary Public

My Commission Expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN