Davidson County DEEDWARR
Recvd: 05/12/05 16:01 2 pg
Fees:13.00 Taxes:629.00

20050512-0053987

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# 154056404

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 Elizabeth Beaird, 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. 32 on the Plan of Southampton, Phase III, as of record in Book 5200, page 689-690, 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 William P. Herguth by deed from John F. Mazzotti and wife, Irma Mazzotti of reocrd in Instrument # 200000131-0009691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from William P. Herguth and wife, Stacy Herguth, of record in Instrument No. _____ and/or Deed Book X, Page _____, in the Register's Office for Davidson County, Tennessee. X 20050512 0053986

ADDRESS OF OWNER & PROPERTY:

Elizabeth Beaird
1204 Brenner Drive
Nashville, TN 37221

PARTY RESPONSIBLE FOR TAXES:
Countrywide Home Loans, Inc
4500 Park Granada
Calabasas, CA 91302

TAX I.D. #
141-12-D-B Parcel 39.00CO

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 Asst. VP and attested and its seal affixed by its Asst. VP, this 9 day of Feb, 20 05.

CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware Corporation

By: Kim Reed

Title: Assistant Vice President

ATTEST:

By: Jennyfer Palmer

Title: Assistant Vice President

ACKNOWLEDGMENT

STATE OF New Jersey

COUNTY OF Burlington

On this day, before me personally appeared Kim Reed and Jennifer Palmer, to me personally well known, who acknowledged that their the Assist. VP and Assist VP 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 9 day of February, 2005

Leilani Gorham

NOTARY PUBLIC LEILANI GORHAM
Notary Public
New Jersey
Burlington County
My Commission Expires June 21, 2009

My Commission Expires:
6/21/09

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 170,000.00

Brenda B Dehman

Affiant

Subscribed and sworn to before me this 29 day of April, 2005.

Mandy K Baird

Notary Public

My Commission Expires:
7/29/07