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# 1627004

Davidson County DEEDWARR
Recvd: 03/03/06 13:47 3 pgs
Fees:18.00 Taxes:708.55
20060303-0025024

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 Carol Martin-Osorio and spouse, Raymundo Osorio, 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 Jon S Sayler a single person, of record in Instrument No 20060303-0025023 and/or Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

ADDRESS OF OWNER & PROPERTY:
Carol Martin-Osorio and Raymundo Osorio
125 Oak Hollow
Hermitage, Tn 37076

PARTY RESPONSIBLE FOR TAXES:

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

TAX I.D. #
Map 86-04-0A Parcel 31.00co

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 CLOSING AGENT, this day of *February 10, 2006*.

CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware Corporation

By: Angela R Sims

Title: Closing Agent

ATTEST:

By: Tammie Parrett

Title: Closing Agent

ACKNOWLEDGMENT

STATE OF Mississippi

COUNTY OF Hinds

On this day, before me personally appeared Angela R. Sims and Tammie Parrett, 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 day of *February 10, 2006*.

NOTARY PUBLIC

My Commission Expires: 6-14-09

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 191,500.00

Affiant

Subscribed and sworn to before me this day of March 1, 2006

Notary Public

My Commission Expires: 9.22.07

EXHIBIT A

BEING Lot No. 18, On the Plan of OAKCREST, Phase 1-B as shown by plat of record in Plat Book 6900, Page 385, amended in Plat Book 8329, Page 368 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Cendant Mobility Financial Corporation, a Delaware Corporation by Warranty Deed and Irrevocable Durable Power of Attorney from Jon S. Salyer, of record in Instrument No. 20060303-0025723 Register's Office of Davidson County, Tennessee.