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# 1611738

Davidson County DEEDWARR
Recvd: 04/04/06 11:35 2 pgs
Fees:13.00 Taxes:1043.40
20060404-0038297

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 7 001/00 ---------- Dollars and other good and valuable considerations in hand paid by Judith M. Morgan, unmarried, 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. 306 on the Plan of Apple Valley, Section 1, as of record in Inst. # 20020809-0096488, and Surveyor's Certificate of Correction in Inst. # 20021203-0148635, 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 John R. Petrov, unmarried by deed from Provident Development Group, LLC of record in Inst. # 20040916-0111710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CENDANT MOBILITY FINANCIAL CORPORATION, a Delaware Corporation, from John R. Petrov, a single man, of record in Instrument No. 20060404-00382 and/or Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee. 96

ADDRESS OF OWNER & PROPERTY:

Judith M. Morgan
636 Applejack Court
Antioch, Tn 37013

PARTY RESPONSIBLE FOR TAXES:

Wachovia Mortgage Corporation
1410 Commonwealth Drive
Wilmington, NC 28403

TAX I.D. #
Map 182-12-0-A Parcel 24.00co

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 10th day of February, 20 06.

CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware ~~Corporation~~

By: _____

Title: Closing Agent

ATTEST:

By: Tammie Barrett

Title: Closing Agent

ACKNOWLEDGMENT

STATE OF MS

COUNTY OF Hinds

On this day, before me personally appeared Johnny McRight and Tammie Barrett, 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 10th day of February, 2006.

PHYLLIS WILLIAMS NOTARY PUBLIC My Commission Expires June 14, 2009 HINDS COUNTY MS

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 $ 282,000.00

Affiant

Subscribed and sworn to before me this 24 day of March, 20 06.

Notary Public

My Commission Expires: 4/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN