This instrument prepared by:
Fred A. Ross Jr., Esq.
Mid South Title Agency, Inc.
499 South President Street / P.O. Box 23429
Jackson, MS 39201/39225-3429
(601) 960-4550 File # 1697038

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 10/02/06 14:03 3 pgs
Fees:18.00 Taxes:1417.10
20061002-0121770

WARRANTY DEED
STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

THAT **CARTUS FINANCIAL CORPORATION, formerly known as 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 Christopher M. Stephens and Elizabeth A. Gregal, Husband and wife 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 attached
Being the same property conveyed to CARTUS FINANCIAL CORPORATION, a Delaware Corporation, from Benjamin W. Blake, of record in Instrument No. _____ and/or Deed Book X, Page _____, in the Register's Office for Davidson County, Tennessee.

ADDRESS OF OWNER & PROPERTY: X20061002-0121769

Christopher M. Stephens and Elizabeth A. Gregal
7409 Riverfront Drive
Nashville, TN 37221

PARTY RESPONSIBLE FOR TAXES:

Franklin American Mortgage Co
501 Corporate Center , Ste 400
Franklin, TN 37067

TAX I.D. #

Map 126-16-0-A Parcel 491.00co

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 CLOSING AGENT and attested and its seal affixed by its CLOSING AGENT, this day of *September 13, 2006*.

CARTUS FINANCIAL CORPORATION, formerly known as CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware Corporation

By: Mary Alice Parrett

Title: Closing Agent

ATTEST:

By: Angela Sims

Title: Closing Agent

ACKNOWLEDGMENT

STATE OF Mississippi

COUNTY OF Hinds

On this day, before me personally appeared Mary Alice Parrett and Angela Sims, to me personally well known, who acknowledged that their the Closing Agent and Closing Agent of **CARTUS 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 *September 13, 2006*.

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

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

$ 383,000.00

Michelle L. Maucere

Affiant

Subscribed and sworn to before me this day of *September 29, 2006*.

Kathy Snider

Notary Public

My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot 193 on the Plan of Riverwalk, Phase 3-D as of record in Instrument # 20050714-0081743, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin W. Blake, unmarried, by deed from The Jones Company of Tennessee, LLC, of record in Instrument No. 20060331-0036727, Register's Office for Davidson County, Tennessee