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 # 1640666

Davidson County DEEDWARR
Recvd: 10/26/06 11:12 2 pgs
Fees:13.00 Taxes:5365.00
20061026-0132860

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 Lester L. Porter, III and wife, Rosemary H. Porter,

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 7 on the Plan of Esteswood Subdivision, as of record in Plat Book 974, Page 30, 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 James A. Giallombardo and wife, Leslie M. Giallombardo by deed from Cooper Cate Construction Company, Inc., a Tennessee corporation, of record in Instrument No. 20030730-0107310, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to CARTUS FINANCIAL CORPORATION, a Delaware Corporation, from James A. Giallombardo and wife, Leslie M. Giallombardo, of record in Instrument No. 20061026-0132859 and/or Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

ADDRESS OF OWNER & PROPERTY:
Lester L. Porter, III and wife Rosemary H. Porter
4319 Estes Road
Nashville, Tn 37215

PARTY RESPONSIBLE FOR TAXES:
Cumberland Bank Mortgage
810 Crescent Centre Drive, Ste 320
Franklin, Tn 37067

TAX I.D. #
Map 130-08 Parcel 155.00

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 28, 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 28, 2006*.

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

NOTARY PUBLIC

My Commission Expires: 6/4/09

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

$ 1,450,000.00

Affiant

Subscribed and sworn to before me this day of 24th day of October, 2006

Notary Public

My Commission Expires:

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2