Davidson County DEEDWARR
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Fees:18.00 Taxes:781.44
20070103-0000991

(2)

This instrument prepared by:
David M. Ross, Esq.
Attorney for Cartus Financial Corporation
499 South President Street / P.O. Box 23429
Jackson, MS 39201/39225-3429
(601) 960-4550 File # 1724117

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 E. Stewart and wife, Jennifer C. Stewart, 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 Gina B. Bennette and husband, Toru C. Bennette, of record in Instrument 20070103000990 No. _____ and/or Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

ADDRESS OF OWNER & PROPERTY:
Christopher E. Stewart
Jennifer C. Stewart
7145 Riverfront Drive
Nashville, Tn 37221

PARTY RESPONSIBLE FOR TAXES:
Webster Bank NA
Webster Plaza
145 Bank St
Waterbury, CT 06702

TAX I.D. #
Map 126-16-0-A Parcel 376.00co

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 *December 20, 2006*.

CARTUS FINANCIAL CORPORATION, formerly known as CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware Corporation
By: Mary Alice Parrett
Title: Closing Agent

ATTEST:
By: Beth Bogue
Title: Closing Agent

ACKNOWLEDGMENT

STATE OF Mississippi

COUNTY OF Hinds

On this day, before me personally appeared Mary Alice Parrett and Beth Bogue, 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 *December 20, 2006.*

ANGELA R. SIMS, HINDS COUNTY, MS NOTARY PUBLIC My Commission Expires June 9, 2009

NOTARY PUBLIC

My Commission Expires:
6-9-09

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is
$ 211,200.00

Affiant

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

Notary Public Larry N. Westbrook
My Commission Expires: 4/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Legal Description

Land in Davidson County, Tennessee, being Lot 458 on the Final Plan of Riverwalk Phase 3A, as of record in Instrument #20041020-0126317, 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 Gina B. Bennette and husband, Toru C. Bennette by deed from The Craig Company dated October 14, 2005 of record in Instrument 20051019-0126283 and corrected in Instrument 20060224-0021843, Register's Office for Davidson County, Tennessee.

(06-0731.PFD/06-0731/31)