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 # 1628023

Davidson County DEEDWARR
Recvd: 01/24/07 11:06 2 pgs
Fees:13.00 Taxes:1406.00
20070124-0009794

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 Chartwell Properties, LLC,

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:

EXHIBIT A
Land in Davidson County, Tennessee, being the northerly 50..0 feet of Lot 75 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421,page 100, Register's Office for said County, described as follows:
Said part of Lot 75 fronts 50.0 feet along the westerly side of Kenner Avenue and extends back between parallel lines 200.0 feet to a dead line in the rear.

Being the same property conveyed to CARTUS FINANCIAL CORPORATION, a Delaware Corporation, from John Milton Bancroft and wife, Shiho Miyata Bancroft, of record in Instrument No: 20070124000979 3 and/or Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

ADDRESS OF OWNER & PROPERTY:
Chartwell Properties, LLC
2112 Woodlawn Drive
Nashville, Tn 37205

PARTY RESPONSIBLE FOR TAXES:
New Owners

TAX I.D. #

Map 116-3-0 Parcel 87.00

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 and attested and its seal affixed by its CLOSING AGENT, this day of *July 5, 2006*.

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

By: Mary Alice Parrett

Title: Closing Agent

ATTEST:

By:

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 *July 5, 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 $ 380,000.00

Affiant

Subscribed and sworn to before me this day of. January 22, 2007

Notary Public

My Commission Expires:

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010