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 # 1715229

Davidson County DEEDWARR
Recvd: 07/13/07 14:31 3 pgs
Fees:18.00 Taxes:2701.00
20070713-0083859

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 $10.00 Ten & 00/100 ---------- Dollars and other good and valuable considerations in hand paid by Ronald R. Rossmann and Lani L. Wilkeson*, 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 Schedule C
Being the same property conveyed to CARTUS FINANCIAL CORPORATION, a Delaware Corporation, from Everette J. Mitchell, II, a single person, of record in Instrument No. _____ and/or Deed Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

ADDRESS OF OWNER & PROPERTY:
Ronald R. Rossmann
Lani L. Wilkeson
3539 Trimble Road
Nashville, TN 37215

PARTY RESPONSIBLE FOR TAXES:
Franklin American Mortgage Company
501 Corporate Centre Drive Suite 400
~~Franklin Tn 37067~~
TAX I.D. # Map 131-05-0-E Parcel 1.00 co

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.

*Ronald R. Rossmann and Lani L. WIlkeson, tenants in common with the right of survivorship

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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 *May 22, 2007*.

CARTUS FINANCIAL CORPORATION, formerly known as CENDANT MOBILITY FINANCIAL CORPORATION, A Delaware Corporation
By: Angela R. Sims

Title: Closing Agent

ATTEST
By: Amanda Blackwell

Title: Closing Agent

ACKNOWLEDGMENT

STATE OF Mississippi

COUNTY OF Hinds

On this day, before me personally appeared Angela R. Sims and Amanda Blackwell, 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 *May 22, 2007*.

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 $ 730,000.00.

Affiant

Subscribed and sworn to before me this day of July 10, 2007.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

SCHEDULE C - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF TRIMBLE PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRIMBLE PLACE TOWNHOMES A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20050713-0081248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENT, RESTRICTIVE CONVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF TRIMBLE PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20050713-0081248, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO EVERETT J. MITCHELL, II AS RECORDED ON THE 19TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050719-0083886 AND PART OF WARRANTY DEED FROM ROY H. CHOCKLEY AND WIFE, SHERRI T. CHOCKLEY TO CG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 5TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050105-0001772, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Cartus Financial Corporation by Warranty Deed from Everett J. Mitchell, II, a single pearson, of Record in Instrument # 200707130083858 Registers Office for Davidson County Tennessee.