Box 503

BOOK 10163 PG 359

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 96 Notary Public MY COMMISSION EXPIRES: T.P.F. 99 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Furman (NAME)	Saxon Mortgage, Inc. (NAME)	104-6-F-26
3317 Long Boulevard, Unit D-6 (ADDRESS)	4880 Cox Road (ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Glen Allen, Virginia 23060 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joan McCraw McDonald, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Furman, and wife, Kimberly Furman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. D-6, as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, page 125 and amended in Book 6359, page 510 and Book 6365, page 587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Joan McCraw McDonald by deed from U. Grant Browning and wife, Elizabeth M. Browning, of record in Book 7846, page 271, Register's Office for Davidson County, Tennessee.

02 16778
IDENTIFICATION REFERENCE

96 AUG 21 PM 1:59
FELIX Z. DALSOUL II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3317 Long Boulevard, Unit D-6, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of August, 19 96

Joan McCraw McDonald

Joan McCraw McDonald

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOAN McCRAW McDONALD

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13 day of August, 1996

Commission expires 5-1-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDON

Before me, the undersigned notary public in and for the state and county above, personally appeared the within named Robert J. McCraw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument on behalf of Joan McCraw McDonald as his/her Attorney-in-Fact, as the free act and deed of the within named Joan McCraw McDonald.

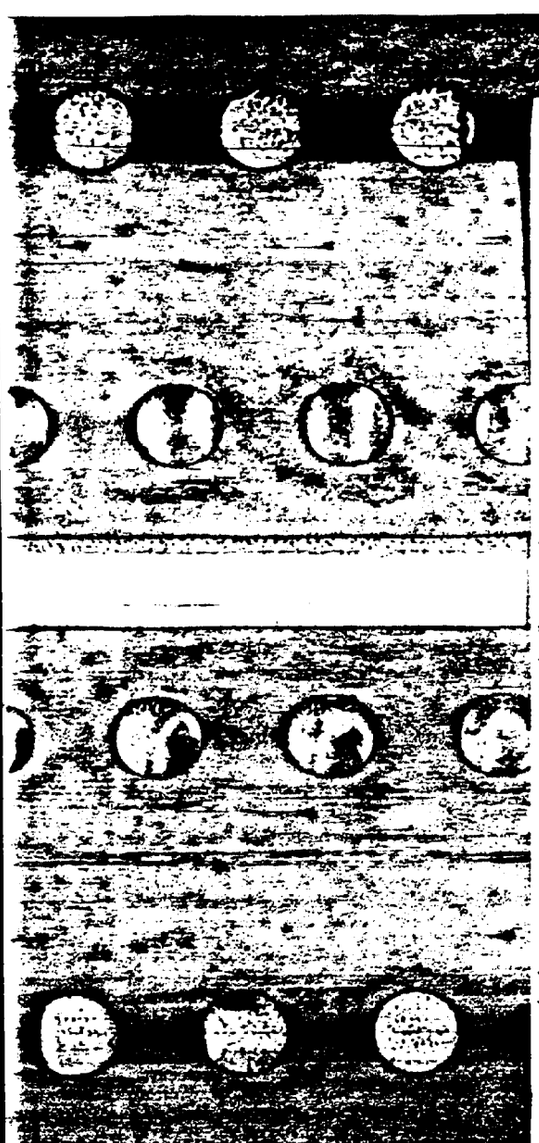
WITNESS my hand and official seal at office, this 13th day of August, 1996

My Commission Expires: _____

Notary Public

9410 08/21 0101 03CHECK

238.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

08/21/96 01 14:01 0001 9410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216778
IDENTIF. # REFERENCE

96 AUG 21 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021971