FILE BOX 45

WARRANTY DEED

BOOK 11140 PAGE 48

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30TH DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor M. Consulo (NAME)	Saxon Mortgage, Inc. (NAME)	MAP 84-16
2547 Stinson Road (ADDRESS)	4880 Cox Road (ADDRESS)	PARCEL 46
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Glen Allen, VA 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, Sarah Elizabeth Fulghum, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor M. Consulo , married

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:

BEING Lot No. 15, on the Map of Hargis Heights, of record in Book 974, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 75 feet on the northeasterly side of Stinson Road and runs back between lines, 192 feet on the northwesterly line and 174 feet on the southeasterly line to the right of way of the Tennessee, Central Railroad, on which it measures 130 feet.

BEING the same property conveyed to James Harold Fulghum and wife, Sara Elizabeth Fulghum by deed from Claude B. Garrison and wife, Pauline McMurtry Garrison, of record in Book 1272, Page 109, Register's Office for said County. The said James Harold Fulghum now deceased.

98 OCT -2 PM 3:33
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0495538

unimproved ( )
This is improved (X) property, known as 2547 Stinson Road, Nashville, TN 37214
(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 30th day of September, 19 98

Sarah Elizabeth Fulghum

Sarah Elizabeth Fulghum

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Elizabeth Fulghum, a widow

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 30th day of September 19 98

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

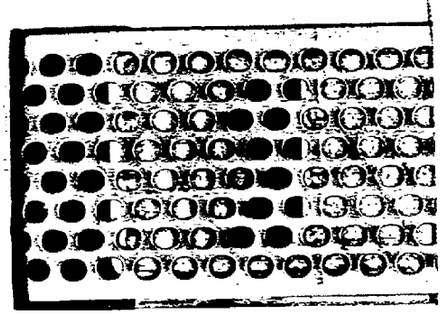
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized 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

8923 10/02 0101 03CHECK 270.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11140 PAGE 50

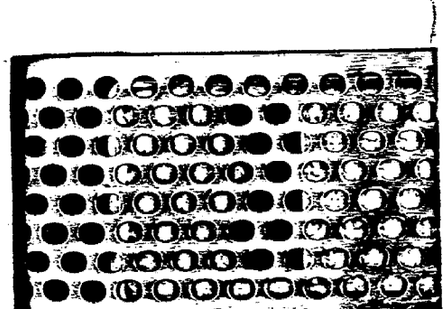
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 270.00
				CHECK 270.00
			10/02/98 01	15:35 0001 8923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495538
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 3:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354203