[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Lionel R. Lillicrap	FT Mortgage Companies D/B/A Sunbelt National Mortgage	MAP PARCEL
[Sharon H. Lillicrap	Attn: Tax Dept.	
[5517 Bon Air Circle	10741 King William Drive	103-3 30
[Nashville, TN 37209	Dallas, TX 75220	

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Estate of Eunice Owen Riemer by Ronald D. Sowell, Sr., Executor** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lionel R. Lillicrap and Sharon H. Lillicrap, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 89 on the Plan of Section 2, Richland Meadows, as of record in Book 2083, Page 72, Register's Office for Davidson County, Tennessee.

Said lot fronts 60 feet on the southerly side of Bon Air Circle, and extends back 176.1 feet on the easterly line and 100 feet on the westerly line, to a dead line in the rear, which is a broken line on which is measures 97.9 feet. Being the same property conveyed to Harold R. Riemer and wife, Eunice Riemer, by deed from Ernest D. Carter and wife, Teresa S. Carter, of record in Book 4174, Page 27, Register's Office for Davidson County, Tennessee. The said Harold R. Riemer having since died leaving Eunice Riemer as the sole surviving tenant by the entirety. The said Eunice Riemer having since died testate and by Last Will & Testament of Eunice Owen Riemer of record in Will Book 219, Page 149, Docket No. 98P274, authorized her executor, Ronald D. Sowell, Sr., to sell said property. Eunice Riemer is one and the same person as Eunice Owen Riemer

This is property with a common address of 5517 Bon Air Circle, Nashville, TN 37209.

PROPERTY CONVEYED "AS IS".

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantee; 2) The plan of record in Book 2083, Page 72, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2152, Page 121, as amended in Book 2195, Page 256, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $80,025.00
[
[Affiant
[Subscribed and sworn before me this 30th day of April, 1998.
[
[My Commission Expires: 3/23/2002 Notary Public

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **April, 1998.**

Ronald D. Sowell Sr. Executor

Estate of Eunice Owen Riemer by Ronald D. Sowell, Sr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ronald D. Sowell, Sr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the **Estate of Eunice Owne Riemer,** and is authorized by the estate to execute this instrument on its behalf by virtue of Letters Testamentary issued in Davidson County Probate Court Docket No. 98P274, Probate Court Clerk's Office for Davidson County, Tennessee.

Witness my hand and official seal, this 30th day of April, 1998.

Notary Public
My Commission Expires: 3/23/2002

NOTARY PUBLIC AT LARGE

File No. 9804-080

0432341
IDENTIF. + REFERENCE

98 MAY -1 PM 2:17

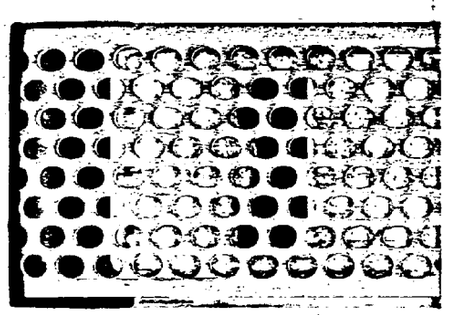
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1394 05/01 0101 03CHECK 305

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10910 PG 877

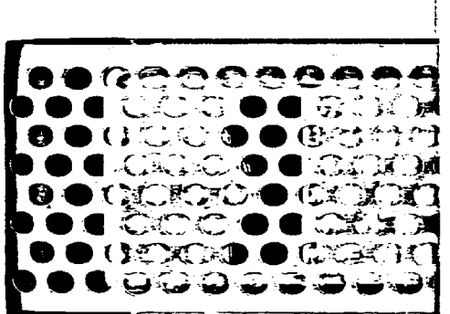
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	80025.00
CON TX	296.09
PRFEE	1.00
WDEED	8.00
TOTAL	305.09
CHECK	305.09

05/01/98 01 14:20 0001 1394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0432341
IDENTIF. ↑ REFERENCE

98 MAY -1 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287474