File Box 9B
First Title and Escrow Company, Inc.
15755

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11041 PAGE 840

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARCUS J. DRIPPS (NAME)	MORTGAGE PORTFOLIO SERVICES, INC. (NAME)	Map 105-13
1304 Ashwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	5520 LBJ Freeway #200 (STREET ADDRESS)	Parcel 23
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75240 (CITY) (STATE) (ZIP)	F.B. 22W9935

FOR AND IN 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, JOEL J. LILLEJORD AND WIFE, DANA R. LILLEJORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCUS J. DRIPPS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 324 on the Plan of Resubdivision Part of Belmont Land Co. Sub., as of record in Plat Book 421, page 71, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joel J. Lillejord and wife, Dana R. Lillejord by deed from Concetta Mastroianni, an unmarried person of record in Book 10292, page 321, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 71, said Register's Office.

0468479
IDENTIF. & REFERENCE

98 JUL 30 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 1304 Ashwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of July, 1998

Joel J. Lillejord
JOEL J. LILLEJORD

Dana R Lillejord
DANA R. LILLEJORD

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11041 PAGE 841

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL J. LILLEJORD AND WIFE, DANA R. LILLEJORD with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of July, 19 98.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 19 98

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

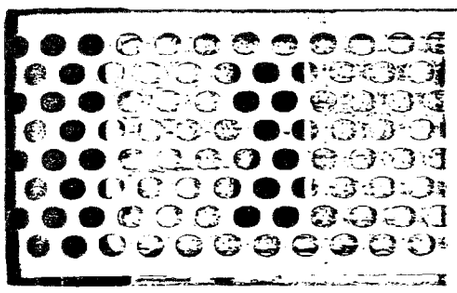
WARRANTY DEED

FROM JOEL J. LILLEJORD AND WIFE, DANA R. LILLEJORD

TO MARCUS J. DRIPPS

98 07/30 0101 CHECK 588.20

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11041 PAGE 842

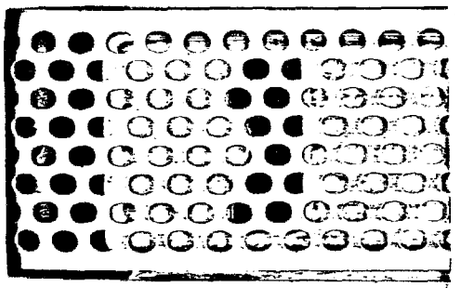
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 156000.00
				CON TX 577.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 588.20
				CHECK 588.20
		07/30/98	01	09:41 0001 0009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04684479
IDENTIF. ↑ REFERENCE

98 JUL 30 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325633