BOOK 10888 PG 275

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ENTER A REFERENCE

98 APR 16 AM 9:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

WARRANTY DEED
Joint Tenancy

(Space Above This Line for Recording Data)

For and in consideration of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, I, FRANK NIXON, Grantor, of 7134 South Woodlawn Avenue, Chicago, Illinois, 60619, has bargained and sold, and by these presents does transfer and convey unto FRANK NIXON and PAULINE NIXON, his wife, Grantees, of 7134 South Woodlawn Avenue, Chicago, Illinois, 60619, their heirs and assigns, not in Tenancy in Common, but in JOINT TENANCY, with right of survivorship, the following described Real Estate situated in the County of Davidson in the State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 235 Capitol Street
Old Hickory, TN 37138

Real Estate Tax Index No.: Filed Book 04D-29990, Map 64-1, Parcel 17

TO HAVE AND TO HOLD said premises with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, not in tenancy in common, but in joint tenancy with right of survivorship forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

This conveyance is made for the purpose of creating a joint tenancy-without consideration.

Prepared by and Mail to:

K. O. Meehan
Gould & Ratner
222 North LaSalle St., Ste 800
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

Frank Nixon
7134 S. Woodlawn Avenue
Chicago, Illinois 60619

And I, Frank Nixon, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title the said land to said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

DATED this 19th day of March, 1998.

Frank Nixon

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Nixon personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of March, 1998.

Karen Osiecki Meehan
Notary Public

My Commission Expires:

"OFFICIAL SEAL"
KAREN OSIECKI MEEHAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/21/99

EXHBIT "A"

Being Lots No. 3 and 5 in Block "P" on the Map of Hadley Bend City Subdivision, of record in Book 421, page 120, Register's Office for said County. Said Lots No. 3 and 5 adjoin and front together 75 feet on the easterly side of Hadley Bend Boulevard and run back 220 feet on the southwesterly side of Lot No. 5 and 222.8 feet more or less on the northerly side of Lot No. 3, this being a broken line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Clara N. Winters, by deed from James Winters and wife, as of record in Book 2743, page 293, and by Decree under Rule No. 64220 of the Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 4599, page 732, Register's Office for Davidson County, Tennessee. The said Clara N. Winters having since died testate, devising the property to Frank Nixon by will of record in Will Book 185, page 506, Probate Court of Davidson County, Tennessee.

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