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State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater for this tranfer is $60,000.00.

Affiant

Subscribed and sworn to before me this the 12 day of November, 1998.

Notary Public

My Commission Expires: 1-30-2001

(Space Above This Line for Recording Data)

WARRANTY DEED
Joint Tenancy

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, FRANK NIXON and PAULINE NIXON, his wife, Grantors, of 7134 South Woodlawn Avenue, Chicago, Illinois, 60619, have bargained and sold, and by these presents do transfer and convey unto CHARLES HENRY STARKS and TAWANDA LARAY STARKS, his wife, Grantees, of 235 Capitol Street, Old Hickory, Tennessee 37138, 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.: Field 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 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.

98 DEC -9 PM 2:14
BILL GRAY
DAVIDSON COUNTY REGISTER
COUNTY, TN.

IDENTIF. & REFERENCE
0523087

Prepared by and Mail to:

John T. Gwin
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Send Subsequent Tax Bills to:

Charles Henry Starks
235 Capitol Street
Old Hickory, Tennessee 37138

And we, Frank Nixon and Pauline Nixon, do further covenant and bind ourselves, our 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 14th day of October, 1998.

Frank Nixon

Frank Nixon

Pauline Nixon

Pauline 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 and Pauline Nixon, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of October, 1998.

Notary Public

My Commission Expires:

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

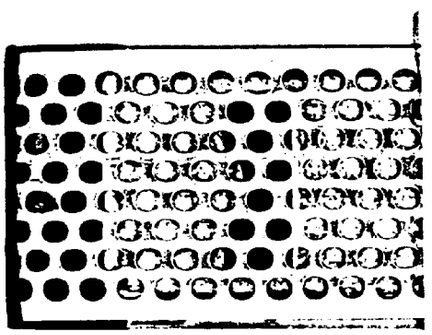
EXHIBIT "A"
LEGAL DESCRIPTION

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 on 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 Winters by deed from James Winters and wife as of record in Book 3641, page 507, said Register's Office, as to Tract No. I; and the same property conveyed to Clara N. Winters by deed from James Winters and wife, as of record in Book 2743, page 293, said Register's Office, as to Tract No. II 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 said County as to Tracts I and II. Also being the same property conveyed to Frank Nixon and wife, Pauline Nixon by deed from Clara Nixon Winters and filed for record in Book 10888, page 275, Register's Office for Davidson County, Tennessee.

8185 12/09 0101 03CHECK 241.00



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

BOOK 11245 PAGE 64

RECEIVED OF _____

FOR _____

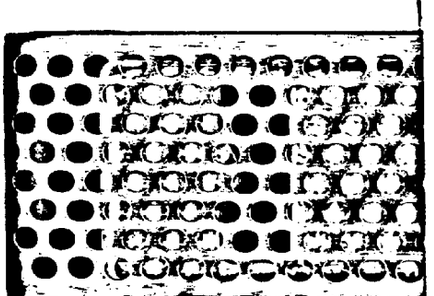
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 241.00
CHECK 241.00

12/09/98 01 14:15 0001 8185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0523087
IDENTIF. # REFERENCE

98 DEC -9 PM 2:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383168