This instrument was prepared by
Robert H. Jennings, Jr.
Attorney-at-Law
300 James Robertson Parkway
Nashville, Tennessee

BOOK 4511 PAGE 700

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kingsway Greens of America, Inc. | Kingsway Greens of America, Inc. | Map #43-15 |
| (NAME:) 2600 Poplar Avenue | (NAME:) 2600 Poplar Avenue | Parcel #208 |
| (STREET ADDRESS OR ROUTE NUMBER) Memphis, Tennessee 38112 | (STREET ADDRESS) Memphis, Tennessee 38112 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Two Hundred Fifty-three and No/100 ($253.00) Dollars cash in hand paid by Kingsway Greens of America, Inc., hereinafter and other good and valuable considerations, the receipt of which is *DOLLARS* hereby acknowledged, including the assumption by Kingsway Greens of America, Inc., of the unpaid balance of a certain indebtedness as evidenced by an Installment Deed Note dated January 22, 1970, in the original principal amount of $10,538.40 securing Kingsway Greens of America, Inc., and by assignment Aero Southern, Inc.; and secured by a Deed of Trust executed by C. Gordon R. Sell and wife Sarah Hamilton Sell to Richard Dance, Trustee, of record in Book 4395, Page 9, Register's Office, Davidson Co., Tenn., which said unpaid balance the said Kingsway Greens of America, Inc. agrees to assume and promises to pay, We, C. Gordon R. Sell and wife Sarah Hamilton Sell *have bargained and sold, and by these presents do transfer and convey unto the said* Kingsway Greens of America, Inc., its successors and representatives, ~~heirs and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 3 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee, and all zoning ordinances or laws of any governmental authority.

State of Tennessee; County of Davidson))) - The actual consideration or value whichever is greater, for this transfer is $10,791.40. Subscribed and sworn to before me, this the 16th day of June, 1971.

KINGSWAY GREENS OF AMERICA, INC.

Jean C. Sloan
Affiant) Secretary

~~My Commission expires:~~

W. H. Williams
~~Notary Public~~ Notary Public

This is unimproved ( ) improved (X) property, known as 1141 Bubbling Well Road, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Kingsway Greens of America, Inc. its successors and representatives ~~heirs and assigns~~ *forever.*

*And* we *do covenant with the said* Kingsway Greens of America, Inc. *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,* except as stated herein.

*And* we, C. Gordon R. Sell and wife Sarah Hamilton Sell, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kingsway Greens of America, Inc., its successors and representatives ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 27th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. Gordon R. Sell
C. Gordon R. Sell

Sarah Hamilton Sell
Sarah Hamilton Sell

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 4511 PAGE 701

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jean C. Stine, a Notary Public in and for said County and State, C. Gordon R. Sell and wife Sarah Hamilton Sell

the within named bargainorS , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1970.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jean C. Stine
Notary Public
Notary at Large, State of Tennessee

Commission expires Feb. 8, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUN 16 71 CLERK 10,791.40
JUN 16 71 S TAX A* 28.08
JUN 16 71 RECFEE A* .50
JUN 16 71 MTGTAX A* 3.00 * 31.58

WARRANTY DEED

FROM
C. Gordon R. Sell and wife Sarah Hamilton Sell

TO
Kingsway Greens of America, Inc.

B 1 9 1 4 6

IDENTIF. REFERENCE

JUN 16 2 14 PM '71

FELIX 2. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee