BOOK 4537 PAGE 62

This Instrument was prepared by Robert V. Jennings, Jr. Atty at Law 300 James Robertson Pkwy.

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kingsway Greens of America, Inc. (NAME:) | Kingsway Greens of America, Inc. (NAME:) | Map #43-16 |
| 2600 Poplar Bldg., Suite 312 (STREET ADDRESS OR ROUTE NUMBER) | 2600 Poplar Bldg., Suite 312 (STREET ADDRESS) | Parcel #112 |
| Memphis, Tennessee 38112 (CITY) (P. O. ZONE) (STATE) | Memphis, Tennessee 38112 (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Two Hundred and Eighteen and Forty-five/100 ($218.45) *DOLLARS*

cash in hand paid by Kingsway Greens of America, Inc., hereinafter and other good and valuable considerations, the receipt of which is 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 April 13, 1970, in the original principal amount of Eleven Thousand, Nine Hundred Twenty-eight and No/100 ($11,928.00) Dollars, securing Kingsway Greens of America, Inc., and by assignment Aero Southern, Inc.; and secured by a Deed of Trust executed by Jerry D. Pounders and wife, Barbara T. Pounders, to Richard Dance, Trustee, of record in Book 4411, Page 923, Register's Office, Davidson Co., Tennessee, which said unpaid balance the said Kingsway Greens of America, Inc. agrees to assume and promises to pay,

We, Jerry D. Pounders and wife, Barbara T. Pounders, *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. 60 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.

| | | | | | |
|---|---|---|---|---|---|
| SEP15 | CONV | 12,146.45 | | | |
| SEP15 | STAX | | A* | 31.46 | |
| SEP15 | RFEE | | A* | .50 | |
| SEP15 | WDEED | | A* | 8.00 | * 39.96 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,146.45

Affiant

Subscribed and sworn to before me, this the 15th day of September 1971

By Jean C. Stone

J. Pearl Deputy Register

My commission expires

(Affix Seal)

Notary Public

unimproved XX
This is improved ( ) property, known as 1221 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, representatives, ~~heirs~~ *and assigns, forever.*

*And* we *do covenant with the said* Kingsway Greens of America, Inc., its successors and representatives *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.*

*And* we, Jerry D. Pounders, and wife, Barbara T. Pounders, *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, representatives ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 7th *day of* April, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry D. Pounders
Jerry D. Pounders

Barbara T. Pounders
Barbara T. Pounders

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Jean C. Stine, *a Notary Public in and for said County and State, the within named* Jerry D. Pounders and wife Barbara T. Pounders

*the bargainor S., 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* Madison, *Tennessee, this* 7th *day of* April, *19* 71.

Jean C Stine, *Notary Public.*

*Commission Expires* Feb. 8, 1972 Notary at Large, State of Tennessee

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*STATE OF*
*COUNTY OF*

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*

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

*Witness my hand and official seal at....., this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

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*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.....*

# WARRANTY DEED

FROM

Jerry D. Pounders
and wife
Barbara T. Pounders

TO

Kingsway Greens of America, Inc.

B3064 4 4

IDENTIF. REFERENCE

SEP 15 3 40 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
**Chicago Title Insurance Company**
CHICAGO, ILLINOIS