BOOK 1552 PAGE 197

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

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 #43-16
(NAME) 4249 N. Watkins	(NAME) 4249 N. Watkins	Parcel #76
(STREET ADDRESS OR ROUTE NUMBER) Memphis, Tennessee 38127	(STREET ADDRESS) Memphis, Tennessee 38127	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred and One and Thirty-three/100 ($101.33)---------- *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 November 12, 1969, 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 Ronald W. Smith to Richard Dance, Trustee, of record in Book 4380, Page 123, Register's Office, Davidson County, Tennessee, which said unpaid balance the said Kingsway Greens of America, Inc., agrees to assume and promises to pay,

I, Ronald W. Smith,

have this day bargained and sold, and do hereby transfer and convey unto the said Kingsway Greens of America, Inc., its successors, representatives,

~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 25 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 $10,639.73

Subscribed and sworn to before me, this the 12th day of November 19 71

Affiant Kingsway Greens of America Inc. Jean C. Stone

My ~~commission expires~~: (Affix Seal)

Notary Public J. Pat Cass Dep. Register

This is ~~unimproved~~ (XX) improved ( ) property, known as 114 Edward VII Ave., Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kingsway Greens of America, Inc., its successors and representatives

~~successors~~ *and assigns forever.* I do *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated herein.

I do *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kingsway Greens of America, Inc., its successors, representatives,

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd *day of* November, 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.*

Ronald W. Smith

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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,* Ronald W. Smith

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

Witness my hand and official seal at Madison, *Tennessee, this* 3rd *day of* November, *19* 71

Jean C. Stine
Notary Public

Commission expires Feb. 8, 1972

Notary at Large, State of Tennessee

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 .....

NOV 10 71 CONV 10,639.73
NOV 10 71 S'TAX A* 27.56
NOV 10 71 PR'FEE A* .50
NOV 10 71 W'DEED A* 4.00 * 32.06

WARRANTY DEED

FROM
Ronald W. Smith

TO
Kingsway Greens of America, Inc.

B 3 7 4 1 2

IDENTIF. REFERENCE

Nov 10 1 44 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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