Prepared by: Robt. Jennings, Atty
Jan Patterson Paid Prem
Brush Tax

WARRANTY DEED

BOOK 4569 PAGE 393

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 #64
(STREET ADDRESS OR ROUTE NUMBER) Memphis, Tenn. 38127	(STREET ADDRESS) Memphis, Tennessee 38127	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-three and 28/100 ($223.28) *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 January 3, 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 John C. Watkins and wife Martha W. Watkins to Richard Dance, Trustee, of record in Book 4391, Page 83, Register's Office, Davidson County, Tennessee, which said unpaid balance the said Kingsway Greens of America, Inc., agrees to assume and promises to pay,

We, John C. Watkins and wife Martha W. Watkins,

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. 13 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.

We do further transfer all right, title and interest to chainlink fencing surrounding said property and do warrant that said fencing is unencumbered in any way.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10,761.68

Subscribed and sworn to before me, this the 17th day of January 19 72

Affiant

My Commission Expires: ~~Affix Seal~~

Notary Public

This is improved ( ) unimproved (XX) property, known as 117 Queen Anne Drive, 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 and ~~heirs and~~ assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our 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 our hands this 10th day of November, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C. Watkins

Martha W. Watkins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jean C. Stine *a Notary Public in and for said County and State,* John C. Watkins and wife Martha W. Watkins

the within named 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* 10th *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 .....

JAN 17 72 CONV 10,761.68
JAN 17 72 S'TAX A* 28.08
JAN 17 72 PR'FEE A* .50
JAN 17 72 W'DEED A* 4.00 * 32.58

WARRANTY DEED

FROM
John C. Watkins and wife
Martha W. Watkins

TO
Kingsway Greens of America, Inc.

B 4 5 1 3 3

IDENTIF. REFERENCE

JAN 17 11 32 AM '72

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