BOOK 4599 PAGE 167

Prepared by Robert H. Jennings, Jr.
Attorney at Law
300 Jas. 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 #43-15
(NAME)	(NAME)	
4249 N. Watkins	4249 N. Watkins	Parcel #210
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Memphis, Tenn. 38127	Memphis, Tenn. 38127	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars, cash in hand paid by Kingsway Greens of America, Inc., hereinafter and other ~~xxxx~~ *Dollars,* 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 July 6, 1971, in the original principal amount of $11,464.80, securing Kingsway Greens of America, Inc., and by assignment Aero Southern, Inc., and secured by a Deed of Trust executed by Paul M. Guthrie and wife Anne C. Guthrie to Richard Dance, Trustee, of record in Book 4525, Page 247, 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, Paul M. Guthrie and wife Anne C. Guthrie,

have this day bargained and sold, and do hereby transfer and convey unto the said Kingsway Greens of America, Inc., its successors, representatives, ~~xxxxxxxxxx~~ *and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 5 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 $ 11,464.80

Subscribed and sworn to before me, this the 8th day of March 19 72

My commission Expires: June 26 1976 (Affix Seal)

Affiant KINGSWAY GREENS OF AMERICA, INC. Pres.

Notary Public AT LARGE, STATE OF TENN

This is unimproved ( ) improved (XX) property, known as 118 Queen Anne Drive, Madison, Tenn. 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, representatives ~~xxxxxx~~ *(successors),*

~~xxxxxx~~ *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,* except as stated herein.

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

Witness our *hand* s *this* 8th *day of* March, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Paul M. Guthrie
Paul M. Guthrie

Anne C. Guthrie
Anne C. Guthrie

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned Paul M. Guthrie & Anne C. Guthrie a Notary Public in and for said County and State,

the within named 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 Madison Tennessee, this 25th day of March, 1972

W B Davis Notary Public

Commission expires 5-27-73

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
Paul M. Guthrie and wife
Anne C. Guthrie

TO
Kingsway Greens of America, Inc.

MAY-8?2 CONV 11,464.80
MAY-8?2 S'TAX A* 29.90
MAY-8?2 PRFEE A* .50
MAY-8?2 W'DEED A* 4.00 * 34.40

B 58468

IDENTIF. REFERENCE

MAY 8 11 29 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