BOOK 5282 PAGE 80

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:) 4249 N. Watkins	(NAME) 4249 N. Watkins	Parcel #204
(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 Dollar ($1.00) 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 October 2, 1972, in the original principal amount of $10,768.80, securing Kingsway Greens of America, Inc., and by assignment Aero Southern, Inc., and secured by a Deed of Trust executed by Jack Richard Duncan and wife Dorothy H. Duncan to Richard Dance, Trustee, of record in Book 4646, Page 814, 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, Jack Richard Duncan, and wife, Dorothy H. Duncan,

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. 104 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 $ 10,768.80

Subscribed and sworn to before me, this the 8th day of August, 19 74

KINGSWAY GREENS OF AMERICA, INC.

Affiant

My commission expires: Jan. 26, 1976 (Affix Seal)

Notary Public at Large, State of Tenn.

This is improved ( ) unimproved (XX) property, known as 1133 Bubbling Well Road, 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 and representatives and

~~successors~~

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.* , 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,

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

Witness our hand s this 2nd day of July, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy H. Duncan

Jack Richard Duncan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. K. Woodard, *a Notary Public in and for said County and State,* Dorothy H. Duncan ~~Retd~~ and Jack Richard Duncan

*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 22nd *day of* July, *19*74.

J. K. Woodard
Notary Public

Commission expires Nov. 12, 1975

NOTARY PUBLIC 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 .....

MAY-5 78 CONV 10,768.80
MAY-5 78 S'TAX B* 28.08
MAY-5 78 PR'FEE B* .50
MAY-5 78 W'DEED B* 4.00 * 32.58

WARRANTY DEED

FROM
Jack Richard Duncan and wife
Dorothy H. Duncan

TO
Kingsway Greens of America, Inc.

E 6 3 8 3 6

IDENTIF. REFERENCE

MAY 5 3 00 PM '78

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