P.9424

ADDRESS NEW OWNER AS FOLLOWS:
Deborah F. Keen
6259 Kenwood Drive
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILLS TO:
Same

MAP - PARCEL NUMBER:
Map 43-16, Parcel 74

BOOK 8156 PAGE 906

# WARRANTY DEED

1351 07/20 0101 03CHECK 49.90

**FOR AND IN CONSIDERATION OF** the sum of thirteen thousand and no one-hundredths Dollars ($13,000.00) and other good and valuable consideration paid by **DEBORAH F. KEEN, a married woman,** (hereinafter referred to as "Grantee") to **KINGSWAY GREENS OF AMERICA, INC.** (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged; Grantor has bargained and sold, and does hereby transfer and convey unto the said Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 23 in Section 1, Kingsway Green Subdivision, a plat of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 23 fronts 45 feet along the westerly margin of Edward VII Avenue and runs back between parallel lines 125 feet to a dead line in the rear on which it measures 45 feet.
>
> **BEING** the same property conveyed to Kingsway Greens Of America, Inc., by deed from Rollie L. Woodall, Successor Trustee, of record in Book 8104, Page 557, Register's Office for Davidson County, Tennessee. The said Kingway Greens of America, Incorporated and Kingsway Greens of America, Inc. being one and the same entity.

**This is unimproved property known as 118 Edward VII Avenue, Madison, Tennessee 37115.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, her heirs and assigns, forever.

**AND** the Grantor does hereby covenant with the Grantee, her heirs and assigns, that it is lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1990 property taxes, which have been prorated and assumed by Grantee; and (b) easements, conditions, and restrictions of record. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Kingsway Greens Of America, Inc. has set its hand and seal, on this the 2nd day of July, 1990.

KINGSWAY GREENS OF AMERICA, Inc.

BY: J.D. Holloway
J.D. HOLLOWAY, Vice-President

**ACKNOWLEDGEMENT**

STATE OF TENNESSEE)
) ss:
COUNTY OF SHELBY )

Personally appeared before me, June S. Wallace, a Notary Public in and for said County and State, J.D. Holloway, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Vice-President of Kingsway Greens Of America, Inc., a corporation, the within named bargainor, and that as such Vice-President and being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by the said J.D. Holloway, as such Vice-President.

Witness my hand and official seal at office in Memphis, Tennessee, this the 2nd day of July, 1990.

June S. Wallace
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES NOV. 10, 1992.

STATE OF TENNESSEE)
) ss:
COUNTY OF SHELBY )

The actual consideration or value, whichever is greater, for this transfer is thirteen thousand and no one-hundredths Dollars ($13,000.00).

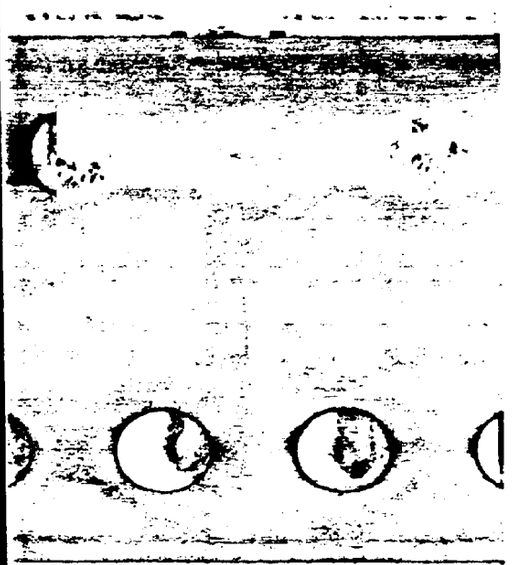
J.D. Holloway
AFFIANT

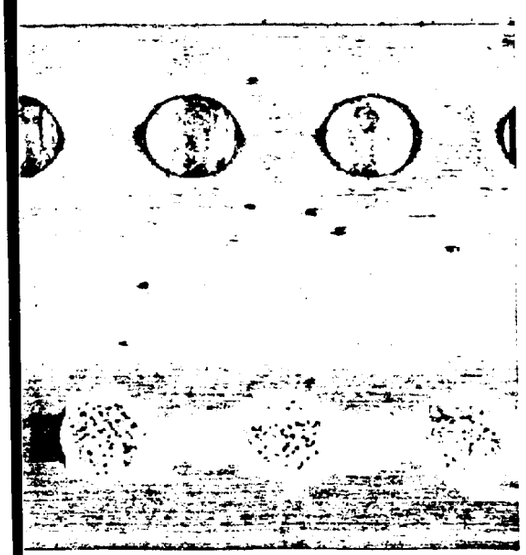
Subscribed and sworn to before me, this the 2nd day of July, 1990.

June S. Wallace
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES NOV. 10, 1992.

2928 JUL 20 10 04 AM





**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8156 PAGE 908

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 13000.00 |
| CON TX | 42.90 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 49.90 |
| CHECK | 49.90 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04 0001 1852

42928

JUL 20 10 04 AM '90

No. 338671