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49498

WARRANTY DEED

mail

FROM: A.C.E., Inc., a Tennessee Corporation, Grantor

This instrument was prepared by: Benesch, Friedlander, Coplan & Aronoff 850 Euclid Avenue 1100 Citizens Building Cleveland, Ohio 44114-3399

IDENTIFICATION REFERENCE

TO: Walden Lakes Partnership, an Ohio General Partnership, Grantee

OCT 6 8 36 AM 1986

FELIX Z. WILSON JT REGISTER DAVIDSON COUNTY, TN

Address New Owner, as Follows:

835-22 Windward Drive
Aurora, Ohio 44202

Send Tax Bills To:

Same

Map-Parcel Numbers

42-16-160

Field Book Numbers

11D-15865

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, A.C.E., Inc., a Tennessee Corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Walden Lakes Partnership, An Ohio General Partnership, Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 20 on the plan of the Douglas-Levine subdivision of record in Book 547, page 44, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 12, 1985 and known as Job No. 85-247 as follows:

Beginning at an iron pin set on the northerly margin of Madison Street, said point of beginning being 100.71' more or less westerly from the westerly margin of Douglas Street, thence with the northerly margin of the said Madison Street N 86° 05' 03" W 100.71' to an existing iron pin; thence leaving the said margin and with the common line of Lots 20 and 21 of the said subdivision N 12° 00' 00" E 333.55' to an iron pin; thence leaving Lot 21 S 78° 17' 07" E 100.00' to an iron; thence with the line of Lot 19 of the said subdivision S 12° 03' 07" W 319.88' to the point of beginning, containing 32622.9 square feet more or less (0.749Ac.±)

Being the same property conveyed to Joe H. Corley by deed of record in Book 5929, page 951, Register's Office of Davidson County, Tennessee.

This is improved property, known as 308 Madison Street, Madison, Tennessee.

This conveyance is expressly made subject to the lien for 1986 taxes which will be paid by Grantor, and a Purchase Money Deed of Trust by A.C.E., Inc., a Tennessee Corporation, as Grantor, to William B. Drescher, Trustee, for the use and benefit of Joe H. Corley, and

recorded in Book 6599, page 16, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which conveyance is expressly made subject.

Witness my hand this 17th day of August, 1986.

A.C.E., Inc.
By: John A. Skarda

STATE OF Ohio)
COUNTY OF Cuyahoga)

Personally appeared before me, Mary C. Farrar, a Notary Public of said County and State, John A. Skarda with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), President of A.C.E., Inc., and who acknowledged that he executed the within instrument for the purposes therein contained and that he was fully authorized to do so by A.C.E., Inc.

Witness my hand and official seal at Cleveland, Ohio, this 17th day of August, 1986.

Mary C. Farrar
Notary Public

MARY C. FARRAR, Notary Public
State of Ohio
My commission expires Sept. 1, 1989

My Commission Expires: Sept. 1, 1989

STATE OF OHIO)
COUNTY OF CUYAHOGA)

The actual consideration or value, whichever is greater, for this transfer is Forty-Two Thousand Dollars ($42,000.00).

WALDEN LAKES PARTNERSHIP
By:

The foregoing clause was subscribed, sworn and acknowledged to and before me this 12th day of September, 1986 by Tom Ford, general partner on behalf of Walden Lakes Partnership, an Ohio general partnership.

Elizabeth W. DeBoer
Notary Public

ELIZABETH W. DeBOER
Notary Public, State of Ohio - Cuyahoga Cty.
My Commission Expires Mar. 24, 1987

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	420[illegible].00	CAPT.
	17.60	CSTAX
VB	17.60	CSTAX
	17.60	CSTAX
	.50	PRFEE
	6.00	WDEED
	CHECK	124.10

0358A10/06/8C BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 4 9 8

IDENTIF. REFERENCE

Oct 6 8 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302969