THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Box 35

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WARRANTY DEED

NAME OF MORTGAGEE:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS
MOTBORRAL, an Ohio partnership	NONE	106-12-7
(NAME) 8785 LONG LANE	(NAME)	106-12-8
(STREET ADDRESS OR ROUTE NUMBER) Cincinnati, Ohio 45231	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Motborral, an Ohio partnership, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

MIKE WILEY CO., INC.

have this day bargained and sold, and do hereby transfer and convey unto the said MOTBORRAL, an Ohio partnership

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows
Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1: Land in Davidson County, Tennessee, being Lot No.1 on the Plan of Murfreesboro Road Industrial Subdivision, Section One, of record in Book 3106, page 119, Register's Office for Davidson County, Tennessee. Said Lot No. 1 fronts 187.9 feet on the easterly side of Wilhagan Road and extends back 398.6 feet on the northerly line and 402.3 feet on the southerly line, to a dead line, measuring 249.9 feet thereon.

The above described property was conveyed to Mike Wiley Company, Inc., by deed from Abe Corenswet and wife, Renette I. Corenswet, of record in Book 4549, page 301, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Murfreesboro Road Industrial Subdivision, Section One, as of record in Book 3106, page 119, Register's Office of Davidson County, Tennessee. Said Lot No. 2 fronts 100 feet on the easterly side of Wilhagan Road and extends back 399 feet on the northerly line and 398.6 feet on the southerly line, to a dead line, measuring 100 feet thereon.

The above described property was conveyed to Mike Wiley Company, Inc., by deed from W.L. Hagan and wife, Viola Hagan, of record in Book 3502, page 525, said Register's Office. Mike Wiley Company, Inc., being one and the same corporate entity as Mike Wiley Co., Inc.

This conveyance is made subject to the following matters: 1) matters shown on Plan of record in Book 3106, page 119, said Register's Office; 2) easement of record in Book 1066, page 395, said Register's Office; 3) Restrictive covenants of record in Book 3404, page 544, said Register's Office; and 4) 1987 taxes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 550,000.00
Subscribed and sworn to before me this the 1st *day of* June 1987
My commission expires 9-10-1990
(Affix Seal)
Affiant Joseph B Pitt Jr.
Notary Public Mary Lynn Tarr

unimproved ( )
This is improved (X) property, known as 310 Wilhagan Road, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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 set forth above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 1st *day of* June, 1987, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MIKE WILEY CO., INC.

BY: Robert P. Maynard
Robert P. Maynard
ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judy Lynn Fox, *a Notary Public of the State and County aforesaid, personally appeared* Robert P. Maynard, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Mike Wiley Co., Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in _____, *this* 1st *day of* June, *19* 87.

Judy Lynn Fox *Notary Public*

Commission expires 7-10-87

31703

IDENTIFI REFERENCE

JUN 1 3 57 PM '87

RECORDED

WARRANTY DEED

FROM

MIKE WILEY CO., INC.

TO

MOTBORRAL, An Ohio Partnership

File 35
OTIC

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

440000.00- CAMT.
VD 440000.00 CAMT.
550000.00- CAMT.
1540.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1546.50-
3865A06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31703

IDENTIFI REFERENCE

JUN 1 3 55 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88281