

Please return to:
NEEL & ROBINSON ATTORNEYS AT LAW, LLC
5555 GLENRIDGE CONNECTOR, SUITE 400
ATLANTA, GA 30342
File # 11880531

Deed Book 49891 Pg 608
Filed and Recorded Mar-08-2011 08:30am
2011-0078749
Real Estate Transfer Tax \$80.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this **4th** day of **March, 2011**, between

CLEVELAND, L.P.,

as party or parties of the first part, hereinafter called Grantor, and

STEPHEN LAVEY,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, COUNTY OF FULTON, STATE OF GEORGIA, LAND LOT 13 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST SIDE OF CLEVELAND AVENUE (ALSO KNOWN AS CLEVELAND STREET) 110 FEET NORTH FROM THE NORTHERN SIDE OF THE RIGHT OF WAY OF GEORGIA RAILWAY AND POWER COMPANY; RUNNING THENCE NORTH ALONG THE EAST SIDE OF CLEVELAND AVENUE 50 FEET; THENCE EAST 135 FEET TO A 10 FOOT ALLEY; THENCE SOUTH ALONG THE WEST SIDE TO SAID 10 FOOT ALLEY, 50 FEET; THENCE WEST 135 FEET TO THE EAST SIDE OF CLEVELAND AVENUE AND THE POINT OF BEGINNING.

Being 190 Cleveland Street SE, Atlanta, Georgia 30316

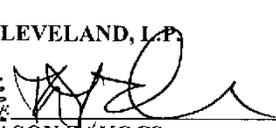
Tax ID: 14-0013-0011-058-1

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:



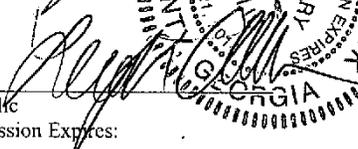
 _____ (Seal)

FASON ZAKOCS

 as its **GENERAL PARTNER**

 [Attach company seal or attesting officer signature]

Witness



 _____ (Seal)

 Notary Public

 My Commission Expires:

