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PRESENTED FOR
REGISTRATION
AND RECORDED

FEB 26 11 54 AM '90

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

#8.00 PA
UP

167942

STATE OF
NORTH CAROLINA

FEB 26 1990

Real Estate
Excise Tax

37.50

Excise Tax

Recording Time, Book and Page

Tax Lot No. 157, Tax Block Number 1295, Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 19____
 by _____

Mail after recording to Blackwell Box _____

This instrument was prepared by Jack E. Thornton, Jr. _____

Brief description for the Index Lot 157, Plat Book 8, Page AA

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of February, 19 90, by and between

GRANTOR

MAURICE LEE SAIN, JR. and wife
LISA WHITE SAIN

GRANTEE

DAVID LAWRENCE MATHEWS
(single)

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 157 as shown on the Map of CENTRAL TERRACE, recorded in Plat Book 8 at page AA and in Deed Book 108 at page 556 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1372, page 465

A map showing the above described property is recorded in Plat Book 8 page AA TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- Easements and restrictions of record
1990 Property Taxes will be prorated

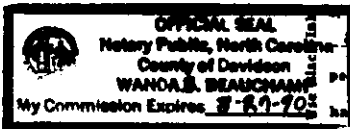
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
BY:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Maurice Lee Sain, Jr. (SEAL)
Lisa White Sain (SEAL)

SEAL-STAMP NORTH CAROLINA, Davidson Forsyth County.



Notary Public of the County and State aforesaid, certify that Maurice Lee Sain, Jr. and wife, Lisa White Sain personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23 day of February, 1990.

My commission expires: 8-29-1990 Wanda B. Beauchamp Notary Public

SEAL-STAMP NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19

My commission expires: Notary Public

The foregoing Certificate(s) of Wanda B. Beauchamp Notary Public, Davidson Co., NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. SPEAS, REGISTER OF DEEDS FOR FORSYTH COUNTY

By Jesse Edden Deputy/Assistant - Register of Deeds