

Mail to: Patsy O. Hairston
4664 Superior Drive
Winston-Salem, NC 27106
Drafted by Paul C. Shepard
Paul C. Shepard, Attorney

BK1724 P1621

157

Mail to: Grantee, 4664 Superior Drive, Winston-Salem, NC 27106

THIS DEED made this the 6th day of September, 1991, by Amaj Cockerham (Divorced) and Patsy O. Hairston (formerly Patsy O. Cockerham) (Divorced) of Forsyth County, North Carolina, parties of the first part, to Patsy O. Hairston of Forsyth County, North Carolina, party of the second part;

WITNESSETH that the said parties of the first part, in consideration of (\$10.00 and O.V.C.) Ten Dollars and Other Valuable Considerations to them paid by the said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part and her heirs a tract or parcel of land in Forsyth County, North Carolina, in Oldtown Township, and more particularly described as follows:

TRACT 1: Beginning at an iron stake at the northeast corner of lot 13 of Lincoln Park as described in Plat Book 4, page 79; thence with the southwestern right-of-way of Park Drive (an unopened street) South 41 degrees 35 minutes 29 seconds East 168.91 feet to an iron stake; thence South 71 degrees 15 minutes West 64 feet to a point, said point being a new corner in the southern line of lot 14 of aforementioned Lincoln Park; thence North 36 degrees 2 minutes 5 seconds West 163.46 feet to a point in the southern right-of-way of Superior Drive, thence with the southern right-of-way of Superior Drive North 71 degrees 45 minutes 2 seconds East 47 feet to the place of beginning.

The above described property being more generally known as lot 13 and a portion of lot 14 as shown on the plat of Lincoln Park as recorded in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina in Plat Book 4 page 79; also shown on a plat prepared by United Limited in February, 1981.

TRACT II: Beginning at a point in the southern right-of-way of Superior Drive (formerly Park Drive), said point being located South 71 degrees 45 minutes 2 seconds West 47 feet from the northeast corner of lot 13 as shown on the plat of Lincoln Park as recorded in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina in Plat Book 4 page 79; thence South 36 degrees 2 minutes 5 seconds East 163.46 feet to a point; thence South 71 degrees 15 minutes West 33 feet to a point and North 41 degrees 10 minutes 5 seconds West 169.30 feet to a point in the southern right-of-way of aforementioned Superior Drive; thence with the southern right-of-way of said Drive North 71 degrees 45 minutes 2 seconds East 49 feet to the place of beginning.

The above described property being more generally known as the major portion of lot 14 and a strip carved from lot 15 as shown on the plat of Lincoln Park as recorded in the Forsyth County Register of Deeds Office, Forsyth County, North Carolina in Plat Book 4 page 79; also shown on a plat prepared by United Limited in February, 1981.

TRACT III: Beginning at an iron stake in the southern right-of-way of Superior Drive (formerly Park Drive), said iron stake being the northwest corner of lot 15 as shown on the plat of Lincoln Park as recorded in Plat Book 4 page 79; thence with the southern right-of-way of said Superior Drive North 71 degrees 45 minutes 2 seconds East 39 feet to a point; thence South 41 degrees 10 minutes 5 seconds East 169.30 feet to a point; thence South 71 degrees 15 minutes West 38 feet to an iron stake; thence North 41 degrees 26 minutes 8 seconds West 170 feet to the place of beginning.

The above described property being more generally described as the major portion of lot 15 as shown on the plat of Lincoln Park as recorded in the Forsyth County Register of Deeds, Forsyth County, North Carolina in Plat Book 4 page 79; also shown on a plat prepared by United Limited in February, 1981.

GIFT DEED P.A.O.H.

The aforesaid tracts of property were conveyed to Grantors by Sam C. Ogburn Real Estate Company, Inc. by Corporation Deed dated 27 September 1985 and recorded 30 September 1985 in Book 1507 Page 2201 of the Forsyth County Registry. This property is further described as Tax Block 2093, Lots 13, 14A, 14B, 15A and 15B, and has a mailing address of 4661 Superior Drive, Winston-Salem, North Carolina 27106.

Subject to a Deed of Trust in favor of First Federal Savings and Loan Association in the original amount of \$22,000 which the Grantee agrees to assume and pay.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and her heirs and assigns forever. And the said parties of the first part covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever. Subject to a Deed of Trust in favor of First Federal Savings and Loan Association in the original amount of \$22,000 which the Grantee agrees to assume and pay. Subject to 1990 and 1991 ad valorem property taxes.

BK 1724 P 1622

IN TESTIMONY WHEREOF the said parties of the first part have hereunto set their hands and seals:

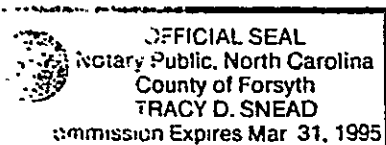
Amaj Cockerham (Seal)
AMAJ COCKERHAM

Patsy O. Hairston (Seal)
PATSY O. HAIRSTON

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Tracy D. Sneed, a Notary Public of Forsyth County, North Carolina, do hereby certify that Amaj Cockerham personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 6 day of September, 1991.



Tracy D. Sneed
Notary Public

My commission expires: 3/31/95

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Paul C. Shepard, a Notary Public of Forsyth County, North Carolina, do hereby certify that Patsy O. Hairston personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 13th day of September, 1991.

NOTARY PUBLIC, NORTH CAROLINA
COUNTY OF FORSYTH
PAUL C. SHEPARD

MY COMMISSION EXPIRES 7/21/95

PRESENTED TO
REGISTER OF DEEDS
AND Notary Public

My commission expires: 7/21/95

STATE OF NORTH CAROLINA - Forsyth County
L. E. SPEAS
REGISTER OF DEEDS
18.00pd DR

The foregoing (or annexed) certificate S of Tracy D. Sneed, NP, Forsyth Co, NC
(here give name and official title of the officer signing the certificate passed upon)

Paul C. Shepard, NP, Forsyth Co, NC

is (are) certified to be correct. This the 13 day of September, 1991

L. E. Speas, Register of Deeds

By Deborah Riddle Deputy-Assistant