

202

BK1785 P3497

PRESENTED FOR  
REGISTRATION  
AND RECORDED

'93 JUN 23 P5:02

FORSYTH COUNTY

06-23-93



\$13700.00

Real Estate  
Excise Tax

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. NC

14<sup>th</sup> pd. *John B. Maxwell, Jr.*

Corners Apartments

Mail after Recording to: Apperson, Crump, Duzane & Maxwell  
1755 Kirby Parkway, Suite 100  
Memphis, Tennessee 38120  
Attn: John B. Maxwell, Jr., Esq.

Instrument prepared out of state

SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

THIS DEED, made as of this 18<sup>th</sup> day of June, 1993 by and between MLH Properties Limited Partnership III, a New York limited partnership, World Financial Center, South Tower, 225 Liberty Street, New York, New York 10080-6112, hereinafter known as the "Grantor" and The Corners, L.P., a Tennessee limited partnership, 6584 Poplar Avenue, Suite 340, Memphis, Tennessee 38138-0615, hereinafter known as the "Grantee".

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.

W I T N E S S E T H:

That the Grantor, for 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, Forsyth County, North Carolina more particularly described on Exhibit "A" attached hereto and incorporated herein.

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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.

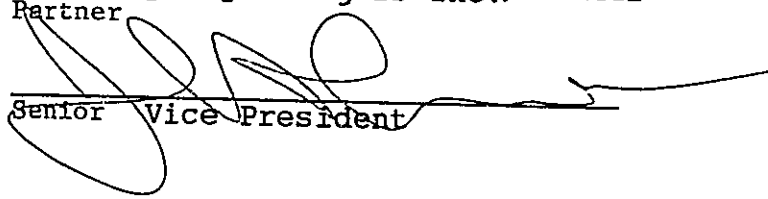
And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that Grantor will specially warrant and defend the title against the lawful claims of all persons whomsoever claiming by, through or under Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the exceptions set forth on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its general partner, MLH Property Managers Inc., 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.

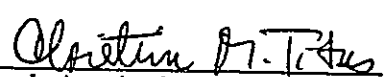


MLH PROPERTIES LIMITED PARTNERSHIP III,  
a New York limited partnership  
By: MLH Property Managers Inc., General  
Partner

By:

  
Senior Vice President

ATTEST:

  
Assistant Secretary

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STATE OF NEW YORK )  
COUNTY OF NEW YORK )

I, a Notary Public of the County and State aforesaid, certify that Christina A. Titus personally came before me this day and acknowledged that ~~he~~ she is the Assistant Secretary of MLH Property Managers Inc., a Delaware corporation which is the general partner of MLH Properties Limited Partnership III and that by authority duly given and as the act of MLH Property Managers Inc. as general partner of MLH Properties Limited Partnership III the foregoing instrument was signed by its Senior Vice President, sealed with its corporate seal and attested by Christina A. Titus as its Assistant Secretary.

Witness my hand and official stamp or seal, this 18<sup>th</sup> day of June, 1993.

Patricia Anne Long  
Notary Public

My commission expires: \_\_\_\_\_

[SEAL - STAMP]

PATRICIA ANNE LONG  
Notary Public, State of New York  
No. 4780480  
Qualified in Nassau County  
Commission Expires December 31, 1993

a:deed.wp\CHRIS10

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Patricia Anne Long N.P.  
(here give name and official title of the officer signing the certificate passed upon)

is ~~not~~ certified to be correct. This the 23<sup>rd</sup> day of June 19 93

L. E. Speas, Register of Deeds

By Jesse Golden Deputy-~~Assistant~~

Probate and Filing Fee \$\_\_\_\_\_ paid.

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EXHIBIT A

LYING AND BEING IN THE CITY OF WINSTON-SALEM, FORSYTH COUNTY,  
NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" PIPE IRON IN THE NEW WESTERN MARGIN OF REYNOLDA ROAD, U.S. HIGHWAY 421, SAID POINT BEING LOCATED S 22-59-37 E 540.02 FEET FROM THE CENTER LINE OF INTERSECTION OF REYNOLDA ROAD AND FAIRLAWN DRIVE, AND RUNS THENCE WITH THE NEW RIGHT-OF-WAY S 29-53-00 E 797.61 FEET TO AN IRON, A COMMON CORNER WITH THE PROPERTY OF LEWIS E. LAMB, JR: THENCE WITH SAID PROPERTY LINE OF LEWIS E. LAMB, JR. THREE (3) COURSES AS FOLLOWS: (1) S 61-54-24 W 276.77 FEET TO AN IRON : (2) S 61-54-49 W 75.32 FEET TO AN IRON: (3) S 2-25-31 W 242.33 FEET PASSING THROUGH THE PROPERTY OF LEWIS E. LAMB, JR. TO AN 1/2" IRON PIPE, A COMMON CORNER WITH THE PROPERTY OF DOUGLAS M. YOUNG AND JOHN BULLARD: THENCE WITH THE PROPERTY LINE OF JOHN BULLARD AND JOHN R. SETZER N 52-31-54 W 521.81 FEET TO AN 1/2" PIPE IRON, A COMMON CORNER WITH PAUL E. GOLDENSTAR; THENCE WITH THE PROPERTY LINE OF PAUL E. GOLDENSTAR N 85-31-48 W 60.54 FEET TO AN 1/2" PIPE IRON, A COMMON CORNER WITH THE PROPERTY OF ST. ANNES EPISCOPAL CHURCH; THENCE WITH THE PROPERTY LINE OF ST. ANNES EPISCOPAL CHURCH, N 31-01-42 W 338.69 FEET TO AN 1/2" PIPE IRON; THENCE WITH THE PROPERTY LINE OF ST. ANNES EPISCOPAL CHURCH, MAX S. EURY AND COVINGTON-RING, INC. N 53-19-19 W 398.03 FEET TO AN IRON; THENCE WITH THE PROPERTY LINE OF COVINGTON-RING, INC. AND COVINGTON-WILSON, INC. N 38-21-25 E 177.73 FEET TO AN 3/4" IRON PIPE; THENCE PASSING THROUGH THE PROPERTY LINE OF COVINGTON-WILSON INC. N 84-21-41 E 398.89 FEET TO A PINCHED TOP IRON PIPE, A COMMON CORNER WITH THE PROPERTY OF COVINGTON-RING, INC. N 61-02-10 E 113.37 FEET TO A 1/2" PIPE IRON, A COMMON CORNER WITH THE PROPERTY OF JAMES T. GODFREY, M.D.: THENCE WITH THE PROPERTY OF JAMES T. GODFREY, M.D. TWO (2) COURSES AS FOLLOWS; (1) S 29-19-27 E 125.90 FEET TO AN 1" PIPE IRON; (2) N 60-40-36 E 256.55 FEET TO THE POINT AND PLACE OF BEGINNING.

090\179704  
The Corners Apartments

EXHIBIT "B"

1. Taxes for the year 1993, which are a lien but not yet due and payable.
2. Easement to Duke Power Company recorded in Book 1342, Page 1792, Forsyth County registry. (Service Easement)
3. Easement to Southern Bell recorded in Book 1342, Page 1156, Forsyth County registry. (Service Easement)
4. Easement to the City of Winston-Salem for 20 foot sanitary sewer easement recorded in Book 958, Page 205 and Book 1274, Page 602 Forsyth County registry.
5. Private Access Easements 25 feet in width, Drainage Easements 20 feet in width and Sanitary Sewer Easements 20 feet in width as shown on plat recorded April 2, 1981 in Plat Book 28, Page 5 Forsyth County registry.
6. Statement of Dedication of Additional Road Right of Way for Public Use by a Limited Partnership recorded on April 2, 1981 in Book 1330, Page 1252, and Book 1330, Page 1255, and Book 1419 Page 1424, Forsyth County registry.
7. Installation and Service Agreement between Summit Cable Services and Corners Company, which includes a grant of easement to Summit Cable Services recorded April 8, 1981 in Book 1331, Page 168, Forsyth County registry.
8. Riparian rights of others in and to the drainage pipes and creeks.
9. Easement(s) to Department of Transportation recorded in Book 1419, Page 1424, Forsyth County registry.
10. Easements to Duke Power company recorded in Book 412, Page 233 and Book 729, Page 320; to Southern Bell Telephone Company, Book 598, Page 142.
11. Right-of-Way of Reynolda Road.