

FORSYTH CO. NC **101** FEE: \$ 10.00  
PRESENTED & RECORDED: 10/04/1996 1:38PM  
JOHN HOLLENMAN REGISTER OF DEEDS BY: WOH/FOA  
STATE OF NC REAL ESTATE EXTX: \$ **72.00**

*Attest before*

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee, Rt. 1 Box 187-24 Walnut Cove, NC 27052

BLOCK: 0748

LOT: 003R

PROPERTY ADDRESS: 1013 Devonshire Street, Winston-Salem, NC

NORTH CAROLINA )

**NORTH CAROLINA GENERAL WARRANTY DEED**

FORSYTH COUNTY )

**THIS DEED** made this the 3rd day of October, 1996 between **CHARLES RICKY CHEATHAM and wife, DEBORAH GALE CHEATHAM**, hereinafter referred to as "Grantors" and **TWIN COUNTY PROPERTIES**, a North Carolina General Partnership, hereinafter referred to as "Grantee".

**W I T N E S S E T H:**

**THAT** the Grantors, in consideration of One Hundred Dollars (\$100.00 and OVC) and Other Valuable Considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina in Winston Township, more particularly described as follows:

**BEGINNING** at an iron stake on the north side of Devonshire Street, said stake being 112 feet in an eastward direction from the northeast corner of Nissen Avenue and Devonshire Street, running thence on a line parallel with Nissen Avenue, North 7° East 150 feet to an iron stake on the south side of a 15-foot alley; thence along the south side of said alley, South 83° East 50 feet to an iron stake; thence on a line parallel with Nissen Avenue South 7° West 150 feet to an iron stake on the north side of Devonshire Street; thence along the north side of said street North 83° West 50 feet to the **BEGINNING** and being the identical property described in deed recorded in Book 1604 at Page 626, Forsyth County Registry.

This conveyance is made subject to easements and restrictions, if any, of record, and subject further to that certain Deed of Trust in favor of Lewis Garland Williams and wife, Mary Bessie Williams dated April 24, 1987 in the original amount of \$36,900.00 and recorded in

BK1920 P2085

8720

Book 1604 at Page 627, which the Grantee assumes and hereby agrees to pay.

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 Grantors covenant with the Grantee, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

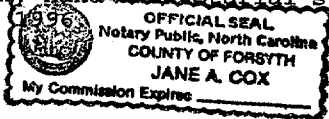
*Charles Ricky Cheatham* (SEAL)  
CHARLES RICKY CHEATHAM

*Deborah Gale Cheatham* (SEAL)  
DEBORAH GALE CHEATHAM

STATE OF NORTH CAROLINA-Forsyth County

I, JANE A. COX, a Notary Public of Forsyth County and State of North Carolina do hereby certify that CHARLES RICKY CHEATHAM and wife, DEBORAH GALE CHEATHAM personally came before me this day and acknowledged the execution of the foregoing deed of conveyance.

WITNESS my hand and notarial stamp or seal, this the 4<sup>th</sup> day of October, 1996



*Jane A. Cox*  
NOTARY PUBLIC

My commission expires:  
June 22, 2000

\*\*\*\*\*

STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate(s) of Jane A. Cox, a Notary Public of Forsyth County and the State of North Carolina is(are) certified to be correct. This the 4 day of October, 1996.

JOHN HOLLEMAN, REGISTER OF DEEDS  
FOR FORSYTH COUNTY

BY: *John Holleman*  
Deputy-Assistant

BK1920 P2086