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BK1943 P1439

FORSYTH CO, NC 203 FEE: \$ 10.00
PRESENTED & RECORDED: 04/21/1997 4:07PM
DICKIE E. WOOD REGISTER OF DEEDS BY: GORDON
STATE OF NC REAL ESTATE EXTX: \$ 34.00

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee,
2224 West Mountain St., Kernersville, NC 27284

BLOCK: 1838 LOT: 298
PROPERTY ADDRESS: 1509 Emerald Street, Winston-Salem, NC

NORTH CAROLINA)
FORSYTH COUNTY) NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 18th day of April, 1997 by and between THE TRILORIC GROUP, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Grantor" to TIMOTHY L. WALKER (UNMARRIED), hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations to it 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 in Forsyth County, North Carolina in Winston Township, more particularly described as follows:

BEGINNING at an iron stake in the east line of Lincoln Boulevard; thence eastwardly 100 feet to an iron stake; thence northwardly 55 feet to an iron stake; thence westwardly 100 feet in the east line of Lincoln Boulevard; thence southwardly along the east line of Lincoln Boulevard 55 feet to the place of BEGINNING. Being known and designated as Lot 298 as shown on Map of East 14th Street Development as recorded in Plat Book 2 at Page 32A in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to easements and restrictions, if any, of record and 1997 taxes.

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 the Grantor is seized of the premises in fee simple, has the

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right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN WITNESS WHEREOF, the Member-Managers of Grantor have hereunto set their hands and adopted the printed word [SEAL] as their own seal the day and year first above written.

THE TRILORIC GROUP, LLC

By: Foss T. Smithdeal, III [SEAL]
Foss T. Smithdeal, III, Member-Manager

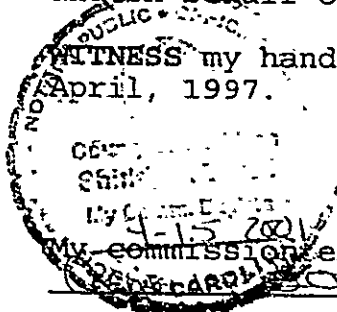
By: Frederick P. Kelly, Jr. [SEAL]
Frederick P. Kelly, Jr., Member-Manager

By: L. B. Baldwin [SEAL]
L. B. Baldwin, Member-Manager
Sr. 1986

NORTH CAROLINA-Forsyth County

I, Shirley S. Tawell, a Notary Public in and for Waukesha County and state of North Carolina, do hereby certify that FOSS T. SMITHDEAL, III, FREDERICK P. KELLY, JR. and L. B. BALDWIN, Member-Managers of THE TRILORIC GROUP, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance for and on behalf of said Limited Liability Company.

WITNESS my hand and notarial stamp or seal, this the 21st day of April, 1997.



Shirley S. Tawell
NOTARY PUBLIC

STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate of Shirley S. Tawell NP is (are) certified to be correct.

This the 21st day of April, 1997.

DICKIE C. WOOD, REGISTER OF DEEDS
FOR FORSYTH COUNTY

BY: Dickie C. Wood
Deputy Assistant