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DRAFTED BY: CLIVE I. GOODSON *Bot*

FORSYTH CO. NC 153 FEE: \$ 14.00
PRESENTED & RECORDED: 08/18/1997 3:20PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WOHLFD
STATE OF NC REAL ESTATE EXT: \$ 140.00
atw

NORTH CAROLINA)
FORSYTH COUNTY)

THIS DEED, made this the 1st day of August, 1997, by MARGARET HOFFMAN STEPHENS AND HUSBAND, JAMES S. STEPHENS; GRAHAM WALTER HOFFMAN, JR. AND WIFE, YOLANDA M. HOFFMAN; CHARLES FREDERICK HOFFMAN, Divorced; PAUL A HOFFMAN AND WIFE, KERRY C. HOFFMAN and CHARLES FREDERICK HOFFMAN, Administrator of the Estate of GRAHAM WALTER HOFFMAN, SR., parties of the first part to DOUGLAS S. WILLEMS, Single, of Forsyth County, North Carolina, party of the second part.

W I T N E S S E T H;

WHEREAS, Graham Walter Hoffman, Sr. (also known as Graham Walter Hoffman) was conveyed the hereinafter described property by deed recorded in Deed Book 1853, page 450, Forsyth County Registry; and,

WHEREAS, Graham Walter Hoffman, Sr. died a resident of Knox County, Tennessee, intestate, on December 2, 1995, at which time he was the owner of the hereinafter described property; and,

WHEREAS, Charles Frederick Hoffman qualified and is acting as the Administrator of the Estate of Graham Walter Hoffman, Sr.; and,

WHEREAS, Graham Walter Hoffman, Sr., was survived by four children being all the heirs of Graham Walter Hoffman, Sr. to-wit: Margaret Hoffman Stephens, Graham Walter Hoffman, Jr., Charles Frederick Hoffman and Paul Albert Hoffman; and,

WHEREAS, The parties of the first part have contracted to sell the hereinafter property to the party of the second part.

NOW, THEREFORE, The said parties of the first part, in consideration of One Hundred Dollars and other valuable considerations (\$100 o.v.c.) to them paid by the party of the second part, 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 his heirs and assigns a certain tract of land in Forsyth County, State of North Carolina, described as follows:

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BEGINNING at an iron stake on the East side of Fenimore Street, said iron stake being 6.9 feet distant Southwardly from the Northwest corner of Lot #6; running thence Northwardly along the curve in East line of Fenimore Street, the chord of which is North 8 degrees, 00 minutes East 68.1 feet to an iron stake, the Southwest corner of Lot #4; thence along the South line of Lot #4 South 86 degrees, 43 minutes East to a distance of 156 feet to an iron stake, the Southeast corner of Lot #4; thence South 4 degrees, 13 minutes West a distance of 67.5 feet to an iron stake, said iron stake being 6.9 feet distant Southwardly from the Northeast corner of Lot #6; thence Westwardly paralleled with the South line of Lot #5 North 86 degrees, 37 minutes West, a distance of 162 feet to the place of Beginning. BEING KNOWN AND DESIGNATED as the North 6.9 feet of Lot #6 and all of Lot #5, Block B, as

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shown on map of J. H. Nading Property as recorded in Plat Book 8, Page 193, in the Office of Register of Deeds of Forsyth County, N.C.

TO HAVE AND TO HOLD the aforesaid parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns forever.

And, Charles Frederick Hoffman as Administrator of the Estate of Graham Walter Hoffman, Sr. joins in this conveyance for the purpose of conveying the real estate free and clear of the interests of the Administrator and the creditors of Graham Walter Hoffman, Sr. And the said Charles Frederick Hoffman, as Administrator of the estate of Graham Walter Hoffman, Sr. covenants that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and the he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of himself as Administrator of the Estate of Graham Walter Hoffman, Sr., insofar as it is duty to do so by virtue of his office as Administrator under the Estate of Graham Walter Hoffman, Sr., but no further.

And all the remaining 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, except easements and restrictions of record and 1997 ad valorem taxes.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands and seals.

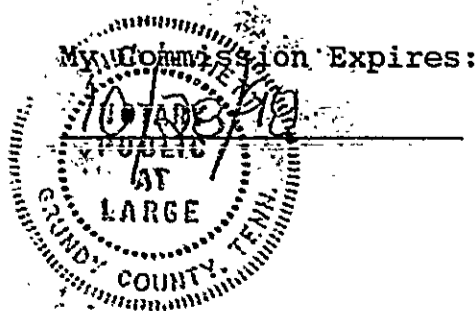
<u>James S. Stephens</u> (SEAL) James S. Stephens	<u>Margaret Hoffman Stephens</u> (SEAL) Margaret Hoffman Stephens
<u>Yolanda M. Hoffman</u> (SEAL) Yolanda M. Hoffman	<u>Graham Walter Hoffman, Jr.</u> (SEAL) Graham Walter Hoffman, Jr.
<u>Charles Frederick Hoffman</u> (SEAL) Charles Frederick Hoffman	<u>Paul A. Hoffman</u> (SEAL) Paul A. Hoffman
<u>Kerry C. Hoffman</u> (SEAL) Kerry C. Hoffman	<u>Charles Frederick Hoffman</u> (SEAL) Charles Frederick Hoffman, Administrator of Estate of Graham Walter Hoffman, Sr.

STATE OF Tennessee)
COUNTY OF GRUNDY)

I, Rhonda Hiett, a Notary Public of GRUNDY County, State of Tennessee, do hereby certify that James S. Stephens and wife, Margaret Hoffman Stephens, each, 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 4th day of Aug., 1997.

Rhonda G. Hiett
Notary Public



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STATE OF COLORADO)
COUNTY OF PUEBLO)

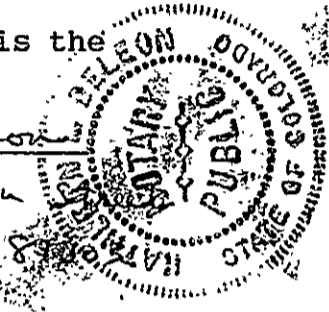
I, Kathleen L. DeLeon, a Notary Public of Pueblo County, State of Colorado, do hereby certify that Graham Walter Hoffman, Jr. and wife, Yolanda M. Hoffman, each, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 13th day of August, 1997.

Kathleen L. DeLeon
Notary Public

1600 W. 24th
Pueblo, CO

My Commission Expires:
8-25-99



STATE OF Kentucky)
COUNTY OF JEFFERSON)

I, Patricia R. Barnett, a Notary Public of Jefferson County, State of Kentucky, do hereby certify that Charles Frederick Hoffman, Divorced, 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 1st day of August, 1997.

Patricia R. Barnett
Notary Public

My Commission Expires:
PATRICIA R. BARNETT
Notary Public, State at Large, KY
~~My commission expires Sept. 20, 1999~~



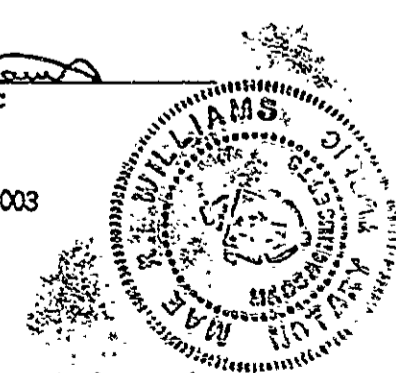
STATE OF Massachusetts)
COUNTY OF Norfolk)

I, Mae R. Williams, a Notary Public of Norfolk County, State of Massachusetts, do hereby certify that Paul A. Hoffman and wife, Kerry C. Hoffman, each, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

8th Witness my hand and notarial seal or stamp this the 8th day of Aug., 1997.

Mae R. Williams
Notary Public
MAE R. WILLIAMS
Notary Public
My Comm. Expires Jan. 31, 2003

My Commission Expires:
Jan 31, 2003



STATE OF Kentucky
COUNTY OF JEFFERSON

I, Patricia R. Barnett, a Notary Public of Jefferson County, State of Kentucky, do hereby certify that Charles Frederick Hoffman, 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 15th day of August, 1997.

Patricia R. Barnett
Notary Public

My Commission Expires:
PATRICIA R. BARNETT
Notary Public, State at Large, KY
My commission expires Sept. 20, 1999

STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate(s) of Rhonda L. Hiatt, Kathleen L. DeLeon
(Here give name and official title of the officer signing the certificate(s) passed upon)

Patricia R. Barnett, and Mae R. Williams, N.P.'s

is (are) certified to be correct. This the 18 day of August, 1997.

Dickie C. Wood, Register of Deeds

By: Dickie C. Wood Deputy/Assistant