

DRAFTED BY: T. Lawson Newton

RECORDING TIME

FORSYTH CO, NC 93 FEE: \$ 8.00
PRESENTED & RECORDED: 10/06/1999 1:29PM
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESP

STATE OF NC REAL ESTATE EXT: \$ 104.00
BK 2088 P 3032 - P 3032

P. Boles

EXCISE TAX

PROBATE AND FILING FEE \$ PAID

Tax Block: 0164 Lot: 038 Parcel Identifier No.:

Property Address: 137 Edgewood Circle, Winston-Salem, NC 27127

Mail after recording to: Grantee at the Property Address

Mail future tax bills to: Grantee at the Property Address

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of September, 1999, by and between

GRANTOR

GRANTEE

JAMES BRUCE McLAIN

CHRISTOPHER DIXON

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.

WITNESSETH, that the Grantor, in consideration of (\$ 10.00 & O.V.C.) Ten Dollars & Other Valuable Consideration to him 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 Winston Township, more particularly described as follows:

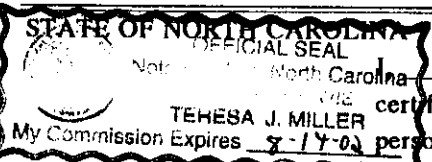
Being known and designated as Lot No. 38, Block B, as shown on the Map of SOUTH PARK TERRACE, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 14, Page 53 and Plat Book 16, Page 8, reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by Albertine B. Vaughn (see book number 1730 page 4200),

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 title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

(seal) *James Bruce McLain* (seal)
James Bruce McLain
(seal) (seal)



Forsyth County Tehesa J. Miller, a Notary Public of Forsyth County, NC, do hereby

certify that James Bruce McLain personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 23 day of September, 1999.

SEAL/STAMP My commission expires 8-14-2002 *Tehesa J. Miller* Notary Public

STATE OF NORTH CAROLINA - Forsyth County I, _____, a Notary Public of Forsyth County, NC, do hereby

certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.

SEAL/STAMP My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of Tehesa J. Miller, NC is/are certified to be correct.

This the 6th day of October, 1999.

Dickie C. Wood, Register of Deeds for Forsyth County by: *Dickie C. Wood* Deputy/Assistant
Forsyth County Register of Deeds for a \$175 11/96