

After recording please return to:

T. Alfred Gardner, Esq.
Carruthers & Roth, P.A.
Post Office Box 540
Greensboro, NC 27402

FORSYTH CO, NC 48 FEE: \$ 14.00
PRESENTED & RECORDED: 04/27/2001 09:53AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXT: \$ 1650.00
BK2170 P1784 - P1787

*Thomas*Excise Tax \$1,650⁻

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____ 20____
by _____

Mail after recording to

This instrument was prepared by Rosenman & Colin LLP, 401 S. Tryon St., Suite 2600, Charlotte, NC 28202,
CAS

Brief Description for the index

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made April 24th, 2001, by and between**GRANTOR**

CREH, LLC,
a Delaware limited liability company

GRANTEE

Triad Wenstar Realty, LLC,
a Delaware limited liability company
245 Wagner Place
Suite 300
Memphis, TN 38103

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, for a 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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1981, Page 480.**

A map showing the above described property is recorded in **Book _____, Page _____.**

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name 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.

CREH, LLC

By: CREH, Inc. Manager

By: _____
Joseph H. Drury, President

_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 20____.

My commission expires: / / . _____ Notary Public



NORTH CAROLINA, Mecklenburg County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Joseph H. Drury** personally came before me this day and acknowledged that he is President of **CREH, Inc.**, a Delaware corporation which is the Manager of **CREH, LLC**, a Delaware limited liability company, and acknowledged, that he as said President, being authorized to do so, on behalf of said corporation in its capacity as manager of said limited liability company, executed the foregoing instrument. Witness my hand and official stamp or seal, this 24 day of April, 2001.

My commission expires: / / . _____ Notary Public
Pamella B. Jacobs
My Commission Expires 5-11-2003

The foregoing Certificate(s) of Pamella B. Jacobs, N.P.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS

By P. B. Jacobs REGISTER OF DEEDS FOR FORSYTH COUNTY
Deputy/Assistant-Register of Deeds.

#526

Exhibit A

Property Located at
2735 Reynolda Road,
Winston-Salem, Forsyth County,
North Carolina

BEGINNING at a R/W monument on the Northern R/W of Reynolda Road on the line between Lots 17 and 18 of Block "B" of Mrs. L.M. Hall as recorded in Plat Book 10, Page 3, thence on the line between said Lots 17 and 18 North 59 degrees 49 minutes 20 seconds East 175.96 feet to an iron, the Northernmost corner of said Lot 17, thence crossing a 12.5 feet alley and following the line between Lots 19 and 20 of Block "E" of Mrs. L.M. Hall as recorded in Plat Book 16, Page 86, North 59 degrees 34 minutes 40 seconds East 86.68 feet to an iron, thence on a new line South 29 degrees 40 minutes 20 seconds East 148.78 feet to an iron on the line between Lots 13 and 14 of said Plat Book 16, Page 86, thence on the line between said lots South 59 degrees 06 minutes 40 seconds West 80.74 feet to an iron, thence crossing the 12.5 feet alley and following the line between Lots 11 and 12 of said Plat Book 10, Page 3 South 59 degrees 26 minutes West 179.26 feet to an iron on the R/W of Reynolda Road, thence with said R/W North 30 degrees 41 minutes West 150.62 to the place of BEGINNING and containing 0.898 acres, more or less.

The above described property lying in Winston Township, Forsyth County, North Carolina is Lots 12-B through 17B, portions of Lots 80 through 85, and Lots 302, and 303 of Tax Block 2254. See Deed Book 707, Page 88, Deed Book 709, Page 263, and Deed Book 1141, Page 1059

TOGETHER WITH:

Those certain easements for access, ingress and egress as contained in that certain Grant of Easement for the City of Winston-Salem to Wendy's International, Inc. dated August 22, 1995 and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1902, Page 3045.

Exhibit B

Being all of those exceptions to title set forth on Schedule B of policy # 3005514 issued by Lawyers Title Insurance Corporation with respect to the property described on Exhibit A, said Schedule being incorporated herein by this reference.