

Drawn by:  
Groves, Dunklin & Boggs, P.C. (GKD)  
P. O. Box 32248  
Charlotte, NC 28232-2248  
1157712

FORSYTH CO, NC **320** FEE: \$ 10.00  
PRESENTED & RECORDED: 07/16/2001 4:37PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES P  
STATE OF NC REAL ESTATE EXT: \$ **684.00**  
**EX2187 P4908 - P4909**

Please mail to:  
Grantee  
117 Croyden Drive  
Kernersville, NC 27284

*J. Boles*  
**GENERAL WARRANTY DEED**

THIS DEED made this 27 day of January, 2001, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
Alice Wheelwright and spouse, Christopher J. Nelson	Jeffrey P. Powell, Jr. and wife, Jennifer L. Powell
Tax Parcel #: 6876066077.0 Excise Tax::	Address: 117 Croyden Drive Kernersville, NC 27284

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 Kernersville, Township of Kernersville, FORSYTH County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1910 at Page 2084. A map showing the above described property is recorded in Plat Book 33 at Page 56.

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions, easements and conditions of record and the lien of ad valorem taxes for the year of the delivery of this instrument and subsequent years.

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

*Alice Wheelwright* (SEAL)  
Alice Wheelwright

*Christopher J. Nelson* (SEAL)  
Christopher J. Nelson

State of Georgia  
County of Cobb

I, a Notary Public of the County and State aforesaid, certify that Alice Wheelwright and spouse, Christopher J. Nelson, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27 day of January, 2001.

Notary Public, Cobb County, Georgia  
My commission expires June 6, 2004 Commission Expires June 6, 2004 Notary Public: *Andrea Gray*



STATE OF NC, FORSYTH CO The foregoing certificate(s) of:  
Andrea Gray NP(s)  
is/are certified to be correct at the date of recordation shown on the first page thereof.  
Dickie C. Wood, Register of Deeds by: *[Signature]* Deputy/Asst

**EXHIBIT "A"**

BEING KNOWN AND DESIGNATED as all of Lot 18 of Croyden, plat of which is recorded in Plat Book 33, Page 53 and revised in Plat Book 33, Page 56, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description