

DRAFTED BY: John G. Wolfe, III

FORSYTH CO, NC 128 FEE: \$ 10.00
 RECORDING TIME PRESENTED & RECORDED: 11/08/2001 1:40PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
 STATE OF NC REAL ESTATE EXT: \$ 374.00
 BK2210 P4384 - P4385

EXCISE TAX \$374.00

PROBATE AND FILE FEE \$ PAID

Tax Block: 3263 Lot: A portion of Lot 5 W Parcel Identifier No.:

Property Address: 3439 Myer Lee Drive, Winston-Salem, North Carolina

Mail after recording to: Grantees, Property Address

Mail future tax bills to: Alpha Group Acquisitions, L.L.C.,

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of November, 2001, by and between

Grantor

Grantee

Niranjana Patel and husband, Moxvadan J. Patel

Alpha Group Acquisitions, L.L.C.
a Limited Liability Company

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 & OVC) TEN DOLLARS AND OTHER 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

SEE EXHIBIT A

Pursuant to Forsyth County Watershed Regulations in effect at the time of this conveyance, no increase in impervious area is permitted on this lot without the approval of the Forsyth County Planning Department.

The above land was conveyed to Grantor by Niranjana Patel and husband, Moxvadan J. Patel (see book number 2009, page 86 and Deed Book 2144, page 34))

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)

(seal)

(seal)

(seal)

Niranjana Patel

Moxvadan J. Patel

STATE OF NORTH CAROLINA - Forsyth County

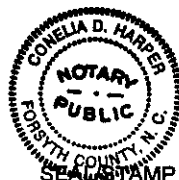


SEAL/STAMP

I, Conelia D. Harper, a Notary Public of Forsyth County, NC, do hereby certify that Niranjana Patel and husband, Moxvadan J. Patel personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 8th day of November, 2001.

My commission expires 7/22, 2004. Conelia D. Harper Notary Public

STATE OF NORTH CAROLINA - Forsyth County



SEAL/STAMP

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 _____, 2001.

My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of Conelia D Harper NP is/are certified to be correct.

This the 8th day of Nov., 2001.

Dickie C. Wood, Register of Deeds for Forsyth County by:

Deputy/Assistant

EXHIBIT A

BEGINNING at a ½ inch established iron pipe being located in the northeastern corner of the Grantors' property as recorded in Forsyth County Registry Deed Book 2009, page 86, said established iron pipe further being in the southern margin of a 100-foot right of way of Southern Railroad, also being in the northwestern corner of that property owned by Amp, Inc., as recorded in Forsyth County Registry Deed Book 1119, at Page 540; thence from said Beginning established iron pipe and running South 27 degrees 32' 50" East 540.61 feet to an existing railroad spike in the northern right of way of Myer Lee Drive; thence with the northern right of way of Myer Lee Drive South 63 degrees 32' West 160.47 feet to a ¼ inch iron pipe; thence North 21 degrees 20' 10" West 109.69 feet to a ¼ inch iron pipe; thence North 67 degrees 36' 12" East 47.63 feet to a ¼ inch iron pipe; thence North 23 degrees 51' 23" West 435.44 feet to a ¼ inch iron pipe in the southern margin of a 100-foot right of way of Southern Railroad; thence with the southern margin of said right of way of Southern Railroad North 63 degrees 48' 06" East 73.13 feet to a ½ inch established iron pipe, the point and place of Beginning. According to a map and unrecorded survey by Daniel Walter Donathan, RLS, May 4, 2000 and being a portion of that property as described in Forsyth County Registry Deed Book 1362, at Page 508.