

FORSYTH CO., NC FEE: \$ 20.00  
PRESENTED & RECORDED: 04/29/2002 3:43PM  
DICKIE C. WOOD REGISTER OF DEEDS BY:HOODVA  
STATE OF NC REAL ESTATE EXTX: \$ 1396.00  
BK2249 P3233 - P3235

Prepared by and return to: Dennis W. McNames (Box #165)  
Womble Carlyle Sandridge & Rice, PLLC

NORTH CAROLINA )  
FORSYTH COUNTY ) GENERAL WARRANTY DEED

THIS DEED made this 29<sup>th</sup> day of April, 2002 by and between T & C  
PROPERTIES, a North Carolina general partnership, hereinafter referred to as "Grantor", and  
RRB & ASSOCIATES, LLC, a North Carolina limited liability company, hereinafter referred  
to as "Grantee".

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 Winston Township, Forsyth  
County, North Carolina and more particularly described as follows:

BEGINNING at a right-of-way monument, said right-of-way  
monument being the intersection of the North right-of-way line of  
Silas Creek Parkway and the West right-of-way line of the  
Southbound ramp to Silas Creek Parkway, the extension of Mall  
Boulevard; running thence with the North right-of-way line of said  
Silas Creek Parkway, South 87° 27' 17" West 153.41 feet to a 3/4"  
existing iron pipe; continuing thence, North 87° 43' 45" West 19.72  
feet to a 3/4" existing iron pipe, the Southwest corner of Dudley L.  
Simms, III, et al. (see Deed recorded in Book 1683, at Page 2047,  
Forsyth County Registry), said Simms property also being known  
as Tax Lot 8F, Tax Block 3804, Forsyth County Tax Maps;  
running thence with Simms' East line, North 06° 21' East 247.13  
feet to a 3/4" existing iron pipe in the South right-of-way line of  
Charlois Boulevard; running thence with said right-of-way line,  
South 83° 37' 05" East 194.25 feet to a 3/4" existing iron pipe, the  
point of intersection of Charlois Boulevard and Mall Boulevard;  
running thence on a curve to the right, a chord call and distance of  
South 40° 00' 08" East 31.72 feet to a 3/4" existing iron pipe in the  
West right-of-way line of Mall Boulevard; running thence with  
said right-of-way line, South 03° 36' 48" West 118.17 feet to a 3/4"  
existing iron pipe; continuing thence, North 86° 06' 11" West 12.88

feet to a right-of-way monument; continuing thence, South 31° 48' 11" West 90.16 feet to the point and place of BEGINNING. Said description being in accordance with a survey dated February 7, 2002 by Daniel Walter Donathan, Professional Land Surveyor, entitled "Map for R R B & Associates, LLC", being known as Tax Lot C, Tax Block 3804, Forsyth County Tax Maps, as presently constituted. Being the identical property conveyed from Hanes Properties, Inc. to Charles E. Talton and Beverly F. Talton by Deed recorded in Book 926, at Page 194, Forsyth County Registry.

Property Address: 290 Charlois Boulevard, Winston-Salem, NC 27103.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1673, at Page 1511, Forsyth County Registry.

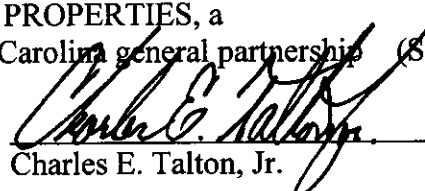
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, conditions, rights-of-way and restrictions of record, if any, and ad valorem taxes for the year 2002 prorated to the date of closing.

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

T & C PROPERTIES, a  
North Carolina general partnership (SEAL)

By:  (SEAL)  
Charles E. Talton, Jr.

By:  (SEAL)  
Terry T. Barber

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

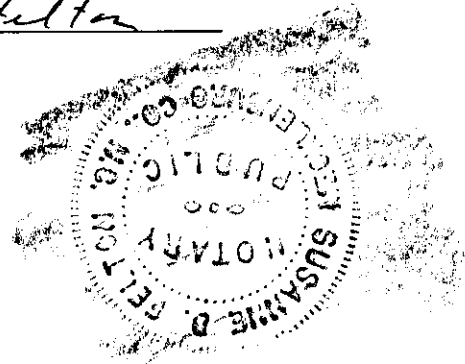
I, Susanne D. Felton, a Notary Public of Mecklenburg County, State of North Carolina, certify that CHARLES E. TALTON, JR., general partner of T & C PROPERTIES, a North Carolina general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and official stamp or seal, this 3rd day of April, 2002.

Susanne D. Felton  
Notary Public

My Commission Expires:  
August 19, 2002

[Stamp/Seal]



STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

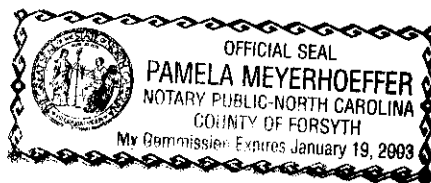
I, Pamela Meyerhoeffer, a Notary Public of Forsyth County, State of North Carolina, certify that TERRY T. BARBER, general partner of T & C PROPERTIES, a North Carolina general partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for and on behalf of said partnership.

WITNESS my hand and official stamp or seal, this 29th day of April, 2002.

Pamela Meyerhoeffer  
Notary Public

My Commission Expires:  
1.19.03

[Stamp/Seal]



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Susanne D. Felton  
Pamela Meyerhoeffer 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