

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. BLOCK 1502, LOT Verified by _____ County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee at address below. 19

This instrument was prepared by: Thomas E. Brock, Attorney, Brock and Scott, PLLC, 154 Charlois Blvd., Winston Salem, NC

Brief description for the Index: LT LOTS 55 & 56, G.C. LANDINGHAM PROPERTY

THIS DEED made this 22nd day of August, 2002, by and between

GRANTOR	GRANTEE
MICHAEL D. ATKINS AND WIFE, BRENDA ATKINS AND JAMES M. BOWEN AND WIFE LISA BOWEN	HOMETOWN INVESTMENT PROPERTIES

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, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:
BEING KNOWN AND DESIGNATED AS LOTS 55 AND 56 ON THE MAP OF G.C. LANDINGHAM PROPERTY, MINERAL SPRING SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 143, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NC, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2262 page 6187.

A map showing the above described property is recorded in Plat Book 10 page 143.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

James M. Bowen (SEAL)
JAMES M. BOWEN

By: _____
Title: _____

Lisa B. Bowen by James M. Bowen (SEAL)
LISA B. BOWEN BY JAMES M. BOWEN, POA

By: _____
Title: _____

Michael D. Atkins (SEAL)
MICHAEL D. ATKINS

By: _____
Title: _____

Brenda C. Atkins by Michael D. Atkins (SEAL)
BRENDA ATKINS BY MICHAEL D. ATKINS, POA

State of North Carolina - County of FORSYTH

JAMES M. BOWEN AND MICHAEL D. ATKINS

I, the undersigned Notary Public of the County and State aforesaid, certify that ~~HOMETOWN INVESTMENT~~
~~PROPERTIES~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of August, 2002.

My Commission Expires: May 10, 2004



Tracy L. Jones
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

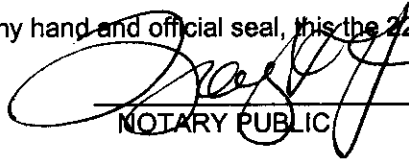
By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, TRACY L. JONES a Notary Public for DAVIDSON County and State, do hereby certify that JAMES M. BOWEN, Attorney-in-Fact for LISA BOWEN, personally appeared before me this day, and being by me duly sworn, says that he [she] executed the foregoing and annexed instrument for and in behalf of LISA BOWEN and that his [his] authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of REGISTER OF DEEDS, in the County of FORSYTH, State of NORTH CAROLINA, on the 23rd day of March, 2002 [or in Book 269, Page 2823, FORSYTH County Registry] and that this instrument was executed under and by virtue of the authority given by said instrument granting him [him] power of attorney; that the said JAMES M. BOWEN acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said LISA BOWEN.

WITNESS my hand and official seal, this the 22ND DAY OF AUGUST, 2002.

(OFFICIAL SEAL)



NOTARY PUBLIC

My Commission expires: _____



