

FORSYTH CO, NC **151** FEE:\$ 17.00
 PRESENTED & RECORDED: 11/22/2002 1:04PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
 STATE OF NC REAL ESTATE EXT: \$ **116.00**
BK2299 P2663 - P2664

BPP do

EXCISE TAX: \$ 116.00

DRAFTED BY: Norman L. Nifong (Box 33)

MAIL FUTURE TAX BILLS TO: Grantees, 2421 Daisy St., Winston-Salem, NC 27107

PROPERTY ADDRESS: 3426 Glenn Avenue, Winston-Salem, NC 27105

BLOCK: 0989 LOT: 000M

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 21st day of November, 2002, by and between

GRANTOR

ASH - BN PROPERTIES, INC.
a North Carolina corporation

GRANTEE

JERRY W. McMURRAY
and wife, KATHRYN P.
McMURRAY

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 One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the west side of Bronton Street, the southeast corner of Lot J; and running southwardly 18.75 feet, more or less, to the edge of Glenn Avenue Extension; running thence southwestwardly with Glenn Avenue Extension 31.25 feet, more or less, to an iron stake, the northeast corner of Lot N; thence westwardly with the north line of Lot N 131.25 feet, more or less, to a stake; thence North with the east line of Lot 39, 50 feet to a stake; thence east with the south line of Lots L, K, and J, 150 feet to the place of **BEGINNING**, being known and designated as Lot "M" as shown in Tax Book of Forsyth County, Block 989. Lots M, K, L and N are a part of Lots 38 and 37 of the original Bronton Development originally owned by the Fairview Development Company. See deed from J. G. Orrell and wife, to George W. Orrell recorded in Book 263 Page 148. Being the identical property as described in deed recorded in Book 2289 at Page 2689, Forsyth County Registry.

TOGETHER WITH AND SUBJECT TO that certain Joint Driveway Agreement dated August 20, 2002 and recorded in Book 2273 at Page 3999, Forsyth County Registry.

This conveyance is made subject to easements of record, to such portion of the above-described property as may lie within the rights-of-way of Glenn Avenue and Hemlock Drive and subject further to a reduction in area as a result of a boundary dispute concluded by Judgment recorded in Book 834 at Page 304, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantor covenants with the Grantees, that the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

ASH - BN PROPERTIES, INC.

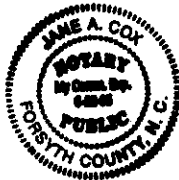
By: [Signature]
Scott E. Hemming, President

ATTEST:
[Signature]
Nancette Hemming, Secretary

STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public, of County, North Carolina, certify that Nancette Hemming personally came before me this day and acknowledged that she is Secretary of ASH - BN PROPERTIES, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Secretary.

WITNESS my hand and notarial stamp or seal, this the 21st day of November, 2002.



[Signature]
NOTARY PUBLIC

My commission expires:
June 22, 2005

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Jane A. Cox

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