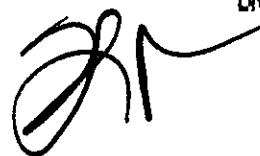


FORSYTH CO, NC 209 FEE: \$ 23.00
 PRESENTED & RECORDED: 01/02/2003 4:22PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
 STATE OF NC REAL ESTATE EXT: \$ 306.00
 BK2310 P3737 - P3740



STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH) GENERAL WARRANTY DEED

Drafted by: Cowles Liipfert, Attorney

Return to: Andrea M. Carpenter, Grantee

Grantee Address: 1347 Pebblebrook Road
 Winston-Salem, NC 27105

THIS DEED, made this 31st day of December, 2002, by Beth Hopkins, Successor Trustee, Esther R. Lassiter Trust U/W dated 7/19/1984 (hereinafter called "Grantor") and Andrea Monica Carpenter (hereinafter called "Grantee").

WITNESSETH:

THAT the Grantor, for Ten Dollars and other valuable consideration (\$10.00 & o.v.c.), the receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the Grantee and her heirs, successors and assigns, in fee simple, all her right, title and interest in that certain tract or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

See Attached, Exhibit A

TO HAVE AND TO HOLD the above-described premises and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, that she has the right to convey the same in fee simple, that title is marketable and free and clear from 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:

1. Grantee takes all right, title and interest in the above-described property subject to:
 - a. Easements;
 - b. Rights of way;
 - c. Restrictions and other matters of record, if any; and
 - d. City/County ad valorem tax for 2003, and subsequent years.

2. Grantee and Grantor acknowledge that NO TITLE SEARCH WAS REQUESTED AND NONE WAS PERFORMED.

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

Esther R. Lassiter Trust U/W Dated 7/19/1984

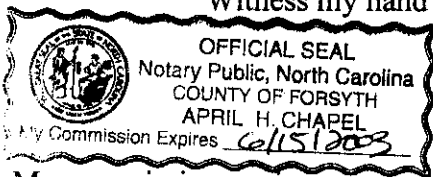
By: Beth Hopkins (SEAL)
Beth Hopkins, Successor Trustee

NORTH CAROLINA)
)
FORSYTH COUNTY)

ACKNOWLEDGMENT

I, April H Chapel, a Notary Public for Forsyth County, North Carolina, do hereby certify that Beth Hopkins, Successor Trustee, Esther R. Lassiter Trust U/W Dated 7/19/1984, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 31 day of December, 2002.



April H Chapel
Notary Public

My commission expires:

6/15/2003

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

April H Chapel
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, Page 1

Tract I: 627 Burton Street

Lots Nos. 5 & 6 in Block F as shown on map of property of Henry Lee Butner, Catherine B. Ferree, Virginia B. Mills and Pauline B. Leach made by J. E. Ellerbe, C. E., in January 1947, said map being of record in the Register of Deeds of Forsyth County in Plat Book 12 at page 113. See Deed Book 875 at page 116, Forsyth County Registry.

Tract II: 615 Burton Street

Being Lots Numbered Eleven (11) and Twelve (12), in Block "F", as are shown upon a map of property of Henry Lee Butner, Catherine B. Ferree, Virginia B. Mills and Pauline B. Leach made by J. E. Ellerbe, C. E., in January 1947, said map being of record in the Register of Deeds office for Forsyth County, in Plat Book 12 at page 113, to which map, reference is hereby made for a more particular description. See Deed Book 579 at page 426, Forsyth County Registry.

Tract III: 619 Burton Street

Being known and designated at Lots 9 & 10 in Block "F" on the Map of Henry Lee Butner, et al., made by J. E. Ellerbe, C. E., January 1947, and recorded in Plat Book 12 at page 113. See Deed from Sherman D. Peoples and wife, Lillie Mae Peoples, to C. C. Lassiter and wife, Esther A. Lassiter, dated May 14, 1958.

Tract IV: 623 Burton Street

Being Lots ## 7 and 8 in Block F, as shown upon a map of property of Henry Lee Butner, Catherine B. Ferree, Virginia B. Mills and Pauline B. Leach made by J. E. Ellerbe, Civil Engineer, in January, 1947, said map being of record in the Register of Deeds office for Forsyth County, in Plat Book 12 at page 113, to which map, reference is hereby made for a more particular description; save and except that portion conveyed to the city of Winston-Salem as described in Deed Book 938, page 643. See Book 1152 at page 1147, Forsyth County Registry.

Tract V: 2033 Harrison Avenue

Beginning at an iron stake on Harrison Avenue at the Southwest corner of Lot No 10, running thence eastwardly along the south line of Lot No. 10, 125 feet to an iron stake on alley, thence southwardly along the west side of alley, 50 feet to an iron stake, the Northeast corner of Lot No. 8, thence westwardly along the North line of Lot No. 8, 125 feet to an iron stake on Harrison Avenue; thence northwardly along the east side of Harrison Avenue 50 feet to the place of

Exhibit A, Page 2

Beginning. Being known and designated at Lot no. 9, block 11 as shown on the Map of the North Cherry Street Development, same being of record in Plat Book 4 at Page 54 and 55, reference to said plat being made for a more particular description, Forsyth County Registry. The above described property is subject to right of way of the Cherry Street Expressway. See deed dated October 7, 1966, from Donald R. Billings, Guardian of the Estate of David Lee Gaston, Jr., a minor, to C. C. Lassiter and wife, Esther A. Lassiter, recorded in Deed Book 933 at page 130, Forsyth County Registry.

Tract VI: 627 N. Cherry Street

Being Lots Numbered One (1), Two (2), Three (3) and Four (4), in Block "F", as are shown upon a map of property of Henry Lee Butner, Catherine Butner Ferree, Virginia B. Mills and Pauline B. Leach made by J. E. Ellerbe, C. E., in January, 1947, said map being of record in the Register of Deeds office for Forsyth County, in Map Book 12, at page 113, to which map, reference is hereby made for a more particular description. See Deed Book 560 at page 183, Forsyth County Registry.

At the time of execution of this deed, the above properties are known on the Winston-Salem/Forsyth County Tax Maps as Lots 211 & 213 (Tract I), 11B & 12 B (Tract II), 9B & 10B (Tract III), 215 & 217 (Tract IV), Lots 1D, 2D, 207 and 209 of Block 1334 (Tract VI), and Lot 9 of Block 1345 (Tract V)