

FORSYTH CO, NC 120 FEE: \$ 38.00
 PRESENTED & RECORDED: 04/30/2003
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
 STATE OF NC REAL ESTATE EXT: \$ 4000.00
 BK2346 P1023 - P1031

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 4,000

Tax Lot No. 6A, 6B, 6C & 6D Parcel Identifier No. Block 4236
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to ~~Grantee~~ BTCLM Box 52

This instrument was prepared by Ronald A. Matamoros

Brief Description for the index

THIS DEED made April 30 2003, by and between

GRANTOR

THOMPSON-BARNARD REAL ESTATE PARTNERSHIP
 (22.5%);
 JAMES G. CHRYSSON and wife, RITA CHRYSSON (11.25%);
 PAUL G. CHRYSSON and wife, MARY CHRYSSON (11.25%);
 GEORGE VLASIS and wife, ELIZABETH M. VLASIS (22.5%);
 NICK DOUMAS and wife, SUSAN DOUMAS (10%); and
 WANDA F. McKENZIE (widow)(22.5%)

GRANTEE

CVW, LLC, a North Carolina limited liability company
 c/o PINNACLE PROPERTIES HOLDINGS, LLC
 801 E. Trade Street, Suite 200
 Charlotte, NC 28202

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

See "Exhibit A" attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .

A map showing the above described property is recorded in Book ____, Page ____.

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:

1. Taxes for the year 2003 and subsequent years;
2. All easements and restrictions of record, if any.

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

See attached separate signature pages

(Corporate Name)

(SEAL)

By: _____

(SEAL)

President

ATTEST:

(SEAL)

(SEAL)

Secretary (Corporate Seal)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is a **Managing Member** of _____ a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by him as its Managing Member. Witness my hand and official stamp or seal, this ____ day of April, 2003.

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.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

SEPARATE SIGNATURE PAGE TO WARRANTY DEED

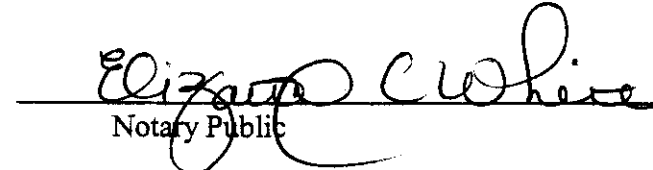
THOMPSON-BARNARD REAL ESTATE
PARTNERSHIPBY:  _____

General Partner

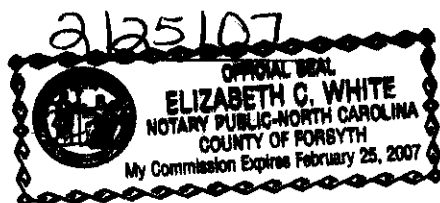
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned, a Notary Public of the aforesaid County and State, certify that Jennifer Cannino personally appeared before me this day and acknowledged that ~~he~~ ^{she} is a General Partner of Thompson-Barnard Real Estate Partnership, a North Carolina limited partnership, and that by authority duly given and as the act of the partnership, the foregoing instrument was signed by ~~him~~ ^{her} as its General Partner.

WITNESS my hand and official seal this the 25 day of April, 2003. _____
Notary Public

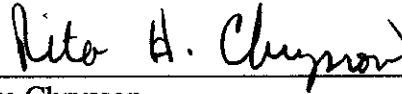
My Commission Expires:



SEPARATE SIGNATURE PAGE TO WARRANTY DEED



James G. Chrysson



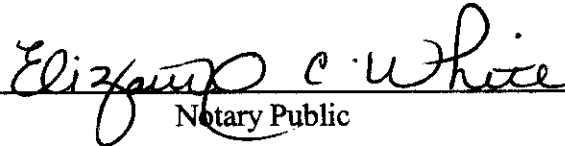
Rita Chrysson

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned, a Notary Public of the aforesaid County and State, certify that JAMES G. CHRYSSON and wife, RITA CHRYSSON, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

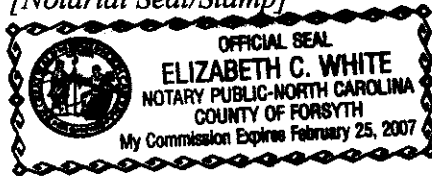
WITNESS my hand and official seal this the 25 day of April, 2003.


Notary Public

My Commission Expires:

2/25/07

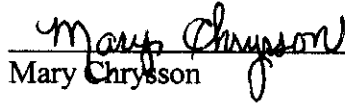
[Notarial Seal/Stamp]



SEPARATE SIGNATURE PAGE TO WARRANTY DEED



Paul G. Chrysson



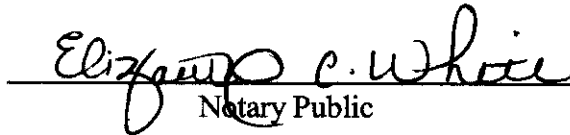
Mary Chrysson

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned, a Notary Public of the aforesaid County and State, certify that PAUL G. CHRYSSON and wife, MARY CHRYSSON, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal this the 25 day of April, 2003.


Notary Public

My Commission Expires:

2/25/07

[Notarial Seal/Stamp]



SEPARATE SIGNATURE PAGE TO WARRANTY DEED

George Vlasin
George Vlasin

Elizabeth Vlasin
Elizabeth M. Vlasin

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned, a Notary Public of the aforesaid County and State, certify that GEORGE VLASIS and wife, ELIZABETH M. VLASIS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

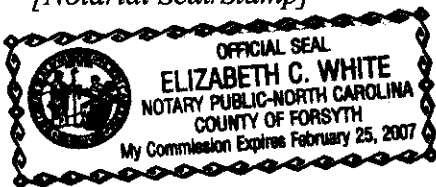
WITNESS my hand and official seal this the 25 day of April, 2003.

Elizabeth C. White
Notary Public

My Commission Expires:

2/25/07


[Notarial Seal/Stamp]



SEPARATE SIGNATURE PAGE TO WARRANTY DEED



Nick Doumas



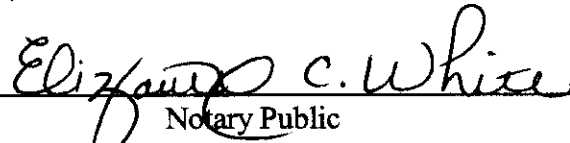
Susan Doumas

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned, a Notary Public of the aforesaid County and State, certify that NICK DOUMAS and wife, SUSAN DOUMAS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal this the 25 day of April, 2003.

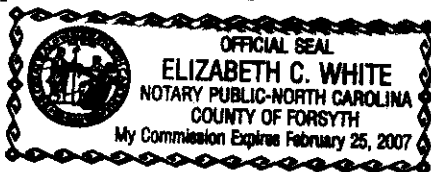


Notary Public

My Commission Expires:

2/25/07

[Notarial Seal/Stamp]



SEPARATE SIGNATURE PAGE TO WARRANTY DEED

Wanda F. McKenzie
Wanda F. McKenzie

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

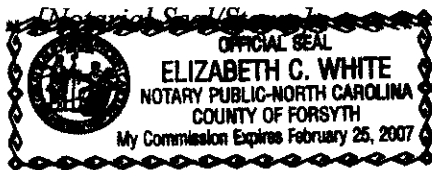
I, the undersigned, a Notary Public of the aforesaid County and State, certify that WANDA F. McKENZIE, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal this the 25 day of April, 2003.

Elizabeth C. White
Notary Public

My Commission Expires:

2/25/07



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Elizabeth C. White, NP
Forsyth Co, NC

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

All that tract or parcel of land lying and being in Clemmons Township, Forsyth County, North Carolina being more particularly described as follows:

BEGINNING at an iron pin, said iron pin (car axle) being the northwest corner of the property designated as Tax Lot 110, Block 4236, now or formerly owned by Connie W. Rominger as recorded in Deed Book 680, Page 79, Forsyth County Registry of Deeds; running thence South 22° 32' 14" East 65.93 feet to an iron pin; running thence South 35° 59' 42" East 59.90 feet to an iron pin (2" pipe); running thence South 86° 13' 38" West 845.07 feet to an iron pin (1 1/4" pipe); running thence North 01° 45' 27" East 481.24 feet to an iron pin (1/2" pipe); running thence North 04° 56' 47" East 117.54 feet to an iron pin (1" pipe); running thence South 89° 40' 01" East 891.17 feet to an iron pin (1" pipe); running thence North 27° 27' 26" East 49.85 feet to an iron pin located on the westerly right-of-way of Lewisville-Clemmons Road; running with said right-of-way South 20° 56' 00" East 134.47 feet to a point; continuing with said right-of-way running along a curve to the right having a radius of 2,020.72 feet, a chord distance of 358.37 feet South 15° 53' 53" East to an iron pin; running thence South 89° 37' 56" West 302.48 feet to an iron pin and place of BEGINNING; being a 12.608 acre tract of land as shown on a survey entitled "CLEMMONS TOWNCENTER", prepared by Gupton & Associates dated April 24, 2003.