

FORSYTH CO, NC 231 FEE: \$ 20.00  
PRESENTED & RECORDED: 08/28/2003 1:24PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS P  
STATE OF NC REAL ESTATE EXT: \$ 482.00  
BK2395 P1450 - P1452

EXCISE TAX: \$ 482.00

DRAFTED BY: Norman L. Nifong (Box 33)  
MAIL FUTURE TAX BILLS TO: Grantees, 453 Bing Crosby Blvd., Advance, NC 27006

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 28<sup>th</sup> day of August, 2003, by and between

**GRANTOR**

**ASH - BN PROPERTIES, INC.**  
*a North Carolina corporation*

**GRANTEE**

**WHITLEY INVESTMENTS, LLC,**  
*a North Carolina Limited Liability Company*

*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.*

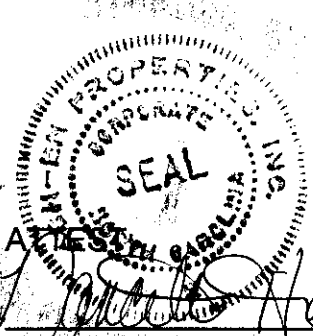
**WITNESSETH** that the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all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

For description see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety.

This conveyance is made subject to easements, if any, of record.

**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:

Scott E. Hemming, President

Nancette Hemming, Secretary

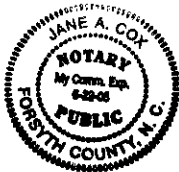
STATE OF NORTH CAROLINA-Forsyth County

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 28<sup>th</sup> day of August, 2003.

Jane A. Cox  
NOTARY PUBLIC

My commission expires:  
June 22, 2005



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Jane A. Cox NP(s)

is 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"**

**Legal Description for Warranty Deed  
from  
ASH-BN PROPERTIES, INC.  
to  
WHITLEY INVESTMENTS, LLC**

**TRACT 1:** Being known and designated as Lot 33 as shown on the Map of Central Terrace recorded in Plat Book 8 at Page "AA" in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 126 Monmouth St., Winston-Salem, NC 27127  
BLOCK: 1283 LOT: 033

**TRACT 2:** BEGINNING at an iron in the western right-of-way line of Southdale Avenue, said iron being located South 04 degrees 17 minutes 00 seconds West 25.71 feet from an iron at the southeast corner of Lot 11 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, North Carolina, said iron also being the northeast corner of Lot 12 as shown on the aforementioned plat; thence from said beginning point along the west right-of-way line of Southdale Avenue South 04 degrees 17 minutes 00 seconds West 84.64 feet to an iron at the northwest intersection of the right-of-way lines of Southdale Avenue and Tech Avenue; thence along the north line of Tech Avenue North 85 degrees 31 minutes 35 seconds West 107.44 feet to an iron; thence on a new line North 04 degrees 17 minutes 00 seconds East 84.64 feet to an iron; thence continuing on a new line South 85 degrees 31 minutes 35 seconds East 107.44 feet to the point and place of BEGINNING, containing 0.20875 acres, more or less, all according to survey of Thomas A. Riccio dated March 10, 2003 and being a portion of Lots 12, 13 and 14 as shown on Map of Southdale as recorded in Plat Book 3 at Page 73 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described in deed recorded in Book 2332 at Page 1432, Forsyth County Registry.

PROPERTY ADDRESS: 3810 Southdale Avenue, Winston-Salem, NC 27107  
BLOCK: 1390 LOT: 102

**TRACT 3:** Being known and designated as Lot 95 as shown on Map of Allendale recorded in Plat Book 2 at Page 28 in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1921 Bertha Street, Winston-Salem, NC 27107  
BLOCK: 1535 LOT: 095