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FORSYTH CO, NC FEE: \$ 17.00
 PRESENTED & RECORDED: 02/10/2004 11:58AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 STATE OF NC REAL ESTATE EXT: \$ 150.00
 BK2444 P 492 - P 493

DRAFTED BY: D. Blake Yokley	Tax Block & Lot:	Parcel ID:
Mail after recording to: D. Blake Yokley <i>Box 31</i>	Mail future tax bills to: GRANTEE	
203 Town Run Lane		
Winston-Salem, NC 27101		

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of February, 2004, by and between

GRANTOR	GRANTEE
BRENDA B. PENNEY (Unmarried)	PATRICK J. LENIHAN (Unmarried)

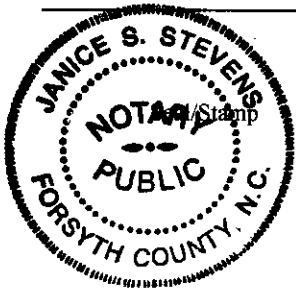
The designated Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context. WITNESSETH, that the Grantor, in consideration of (\$10.00) ten dollars and other valuable consideration to him 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 a one-fourth (1/4) undivided interest in that certain lot or parcel of land in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

LYING AND BEING in Winston Township, Forsyth County, North Carolina and Being Known and designated as Lot No. 61 on the Map of the West End Hotel and Land Company property, Section 2, as recorded in Plat Book 8 at Page 84 at the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

Property Address: 517 Jersey Avenue, Winston-Salem, NC 27101 Book 1638 Page 1713

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, Grantee in fee simple and the Grantor covenants is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions: easements and restrictions of record, if any.

Brenda B Penney (SEAL)
BRENDA B. PENNEY



STATE OF NORTH CAROLINA - County of FORSYTH
I, JANICE S. STEVENS, a Notary Public of FORSYTH County, NC
do hereby certify that BRENDA B. PENNEY
personally appeared before me
this day and acknowledged the execution of the foregoing deed of conveyance.
Witness my hand and notarial seal this the 10th day of February, 2004.

My commission expires 09-23, 2004. Janice S. Stevens Notary Public

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:
Janice S. Stevens
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.

The foregoing Certificate (s) of _____
is/are certified to be correct at the date of recordation shown on the first page thereof.
_____, Register of Deeds for _____ County by: _____ Deputy/Asst.