

FORSYTH CO, NC 256 FEE: \$ 26.00  
PRESENTED & RECORDED: 03/30/2004 3:22PM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR  
NO TAXABLE CONSIDERATION  
BK2457 P1442 - P1446

Drafted By: Daniel A. Frazier  
Mail after recording to: Daniel A. Frazier-Box #64  
No title search or closing  
Excise Tax: No Taxable Consideration

Tax Block: Lot:  
Property address: See Attached Exhibit "A" and "B"  
Mail future tax bills to: Grantee at 6111 Hampton Meadows Lane, Clemmons, NC 27012

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**  
**This DEED made this the 25<sup>th</sup> day of March, 2004, by and between**

**Grantors**  
Thomas H. Burns and wife,  
Shirley B. Burns

**Grantee**  
T. H. Burns Corporation

The designation Grantors 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 Grantors, in consideration of (\$1.00 & OVC) one dollars and other valuable consideration to them 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 in Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibits "A" and "B"

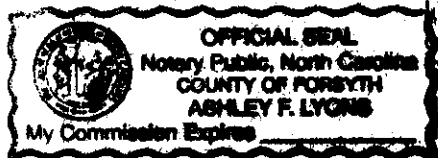
Specifically subject to any mortgages or liens of record for those properties that are so encumbered.

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 Grantors covenants with the Grantee, that Grantors is seized of the premises in fee simple, has the right to convey the same fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantors have set their hand(s) and seal(s) the day and year first above written.

*Thomas H. Burns* (SEAL) *Shirley B. Burns* (SEAL)  
THOMAS H. BURNS SHIRLEY B. BURNS

STATE OF NORTH CAROLINA, FORSYTH COUNTY



Seal/Stamp

Ashley F. Lyons, a Notary Public of the state of North Carolina, the county of Forsyth, do hereby certify that THOMAS H. BURNS and wife, SHIRLEY B. BURNS, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 25<sup>th</sup> day of March, 2004.

*Ashley F. Lyons* Notary Public  
My Commission expires: November 4, 2006

NORTH CAROLINA-FORSYTH COUNTY

The foregoing Certificate of Ashley F. Lyons, Notary Public for Forsyth County, NC is certified to be correct. This the 30<sup>th</sup> day of March, 2004.

Dickie C. Wood, Register of Deeds, Forsyth County by:

*[Signature]* Deputy/Assistant

## EXHIBIT "A"

1223 Hattie Avenue  
Tax Block 0835, Lot 070

Adjoining the lands of Savanna Jones Medford, Charlie Jones, III, and his wife, Carolyn Jones. Lying and being on the East side of Hattie Avenue and being all of Lots 70 and 72, of the Block numbered 835, Winston Township, Forsyth County Tax Records, Forsyth County Supervisor's Office, Forsyth County Court House, Winston-Salem, North Carolina, beginning at the Northwest corner Lot 74 located 7 ft. East of the Curb of Hattie Avenue, and running thence North 4 deg. 15' East 48.40 ft. to the Southwest corner of Lot No. 68; thence running on the Lot division line of Lots 68 and 70 South 85 deg. 45' East 100 ft. to the Southeast corner of Lot No. 68; thence running on the Block division Line South 4 deg. 15' West 48.40 ft. to the Northeast corner of Lot No. 74, same being the Southeast corner of Lot 72; thence running on the Lot division line of Lots 72 and 74 North 85 deg. 45' West 100 ft. to the BEGINNING, containing 4,840 sq. ft. or 0.11 acre, more or less.

2714 Manchester Street  
Tax Block 1842, Lot 12

Being known and designated as Lot 12, as shown on the map of "Cityview Development," map of which is recorded in Plat Book 1, page 108, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

1409 East 23rd Street  
Tax Block 428, Lot 46

Being known and designated as Lot 46, as shown on the map of "Parkview," map of which is recorded in Plat Book 8, page 50, Forsyth County Registry, reference to which plat is hereby made for a more particular description.

1421 Fitch Street  
Tax Block 1417, Lots 341 & 342

BEING KNOWN AND DESIGNATED as Lots 341 and 342 as shown on the Revised Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

3533 Glenn Avenue, Winston-Salem, NC  
Tax Block 988, Lots 23P, 205 & 206

BEGINNING at an iron stake located in the southeast line of Glenn Avenue, said iron stake being located at the northwest corner of Lot 22, as shown on the Plat of Bronton Development as recorded in Plat Book 9, Page 115, in the Office of the Register of Deeds of Forsyth County, NC; running

thence with the southeast right of way line of Glenn Avenue a chord distance of North 44 deg. 59' 27" East 79.62 feet to an iron stake and a chord distance of North 46 deg. 31' 02" East 66.08 feet to an iron stake located at the northeast intersection of the right of way lines of Chemical Street (now abandoned) and Glenn Avenue; running thence with the North line of said Chemical Street (now abandoned) South 89 deg. 10' 00" East 63.96 feet to an iron stake; running thence South 03 deg. 22' 42" West 111.51 feet to an iron stake; running thence North 86 deg. 17' 21" West 161.95 feet to the point and place of BEGINNING. Being the same property conveyed to George William Robertson and wife, Deed recorded in Book 1439, Page 1484. Also being Lot 23 and a portion of Chemical Street and a portion of Creason Street (both now closed) as shown on Plat of Brnton Development as recorded in Plat Book 9, Page 115, in the Office of the Register of Deeds of Forsyth County, NC. For further reference see Deed Book 1935, Page 3621.

3535 Glenn Avenue, Winston-Salem, NC  
Tax Block 986, Lots 010 & 103

#### Tract I

BEGINNING at a point in the eastern line of Glenn Avenue, corner to land of the Norfolk and western Railway Company; said point being at right angles to and about 1,240 feet distant westwardly from a point in the center line of main track of the Shenandoah Division, Winston-Salem District of said Railway at or about Station 6253+25 and at Mile Post R-123+2352 feet, more or less, as measured from Roanoke Virginia; thence with the eastern line of Glenn Avenue, the western line of said land, North 44 deg. 10' East 50.35 feet to a point corner to said land and corner to land conveyed by Virginia Holding Corporation to the City of Winston-Salem, NC, by Statement of Dedication dated May 5, 1964, recorded in the Office of the Register of Deeds of Forsyth County, NC, in Deed Book 881, Page 154; thence with the dividing line between said lands North 66 deg. 51' East (North 68 deg. 50' East - Deed) 15.94 feet to a point in the western line of Creason Street (closed), corner of said lands; thence with the eastern line of said Railway Company, the western line of Creason Street (closed), South 0 deg. 58' West 43.21 feet to a point corner of said land; thence with the southern line of said land North 89 deg. 02' West 49.03 feet to the point of BEGINNING and containing 0.028 of an acre, more or less. Being part of the land acquired by the Norfolk and Western Railway Company from T.J. Culler et ux by Deed dated June 16, 1958, recorded in Book 763, Page 351, Forsyth County Registry, and also being Parcel 2 in Deed recorded in Deed Book 1034, Page 163, Forsyth County Registry.

#### Tract II

BEGINNING at a point in the western line of Creason Street (closed), corner to hereinbefore described Parcel No. 2; thence with the western line of said Creason Street (closed), the eastern line of said Parcel No. 2, in a northerly direction for a distance of 43.21 feet to a point in the southern line of Gaynor Street; thence with the southern line of Gaynor Street eastwardly for a distance of about 28 feet to a point in the center line of Creason Street (closed); thence with the center line of Creason Street (closed) southwardly for a distance of about 60 feet to a point; thence westwardly for a distance of 25 feet to the point of BEGINNING and containing 0.03 of an acre, more or less, and also being Parcel 2A in the deed recorded in Deed Book 1034, Page 163, Forsyth County Registry.

For further reference see Deed Book 1917, Page 3223.

1404 Ghoalson Street  
Tax Block 1417, Lot 353 & 354

BEING KNOWN AND DESIGNATED AS Lots Nos. 353 and 354 as shown on Map of Columbia Heights Extension as recorded in Plat Book 4, Page 177, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

3531 Glenn Ave.  
Tax Block 0988 Lots 021P & 022P

BEGINNING at an iron located in the southeast right-of-way line of Glenn Avenue, said iron is located at the northwest corner of C. W. Myers Trading Post, Inc. property described in Deed Book 1460, Page 415, Forsyth County Registry; running thence with the southeast right-of-way line of Glenn Avenue, North 38 deg. 51' 05" East 61.65 feet to an iron and North 41 deg. 39' 25" East 64.06 feet to an iron; running thence South 86 deg. 16' 00" East 131.79 feet to iron; running thence South 03 deg. 26' 15" West 100.96 feet to an iron; running thence North 86 deg. 16' 00" West 207.15 feet to the point and place of BEGINNING, containing 0.395 acres, more or less, as shown on Map prepared by Richard P. Bennett, RLS, for Sherman J. Green and wife, Robette F. Green dated August 23, 1996. Being the same property described in Deed Book 1707, Page 460, Forsyth County Registry.

For chain of title, see deed book 2147, page 4288

**EXHIBIT B**

**TRACT I**

1507 Gholson St.

Tax Block 1423, lots 395 & 396

See deed book 1660, Page 3472

Being known and designated as lots 395 and 396, as shown on the map of Columbia Heights Extension, recorded in Plat Book 2, at Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

**TRACT II**

1205 Hamlin Avenue

Tax Block 1413, lots 95 & 96

See deed book 1872 Page 3182

Being known and designated as lots 95 and 96, as shown on the map of Columbia Heights Extension, Revised, recorded in Plat Book 4, at Page 177 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

**TRACT III**

1209 Hamlin Avenue

Tax Block 1413, lots 92, 93 & 94

See deed book 2098 Page 487

Being known and designated as lots 92, 93 and 94, as shown on the map of Columbia Heights Extension, Revised, recorded in Plat Book 4, at Page 177 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

**TRACT IV**

1636 Jackson Avenue

Tax Block 1244A, lot 005

See deed book 2094 Page 109

Fronting 52.3 feet on the West side of Jackson Avenue and running back westward of that width 105 feet more or less to a stake. Being known and designated as part of lots 3, 4, and 5, as shown on a map by Hinshaw and Ziglar recorded in Plat Book 11, at Page 104 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.