

2004065201 00138
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$84.00
 PRESENTED & RECORDED:
 09-16-2004 01:56 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK: RE 2505
PG: 7-8

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$84.00

Parcel Identifier No. 6837-65-6533 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: 137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index: Lot 32R & 33R of The Cox Site

THIS DEED made this 11th day of September, 2004, by and between

GRANTOR

MARK L. NELSON AND BETTY W. NELSON

455 ALTERNATE 19 SOUTH
 PALM HARBOR, FL 34683

GRANTEE

JAMES A. JOY AND WIFE ANNE B. JOY

1779 WATERFORD PT.
 LEXINGTON, NC 27292

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 Winston Salem, Middlefork Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos. 32R and 33R, as shown on the map of The Cox Site, as recorded in Plat Book 12, Page 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1375, Page 1456.

A map showing the above described property is recorded in Plat Book 12, Page 151.

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.

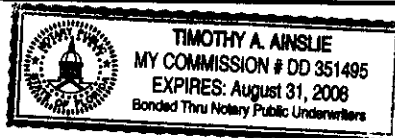
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mark L. Nelson (SEAL)
MARK L. NELSON

Betty W. Nelson (SEAL)
BETTY W. NELSON

SEAL-STAMP State of ~~North Carolina~~ Florida)
County of ~~Forsyth~~ Pinellas)



I, the undersigned Notary Public of the County and State aforesaid, certify that **MARK L. NELSON AND BETTY W. NELSON** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of Sept., 2004.

My Commission Expires:
8-31-08

Notary Public: Timothy A. Ainslie

The foregoing Certificate(s) of Timothy A. Ainslie 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.

DICKIE C. WOOD, REGISTER OF DEEDS Register of Deeds for Forsyth County
By: [Signature] Deputy/Assistant - Register of Deeds