

2004072192 00223
 FORSYTH CO, NC FEE \$23.00
 STATE OF NC REAL ESTATE EXTX
\$130.00
 PRESENTED & RECORDED:
 10-15-2004 02:10 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2512
PG:3606-3609

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. 109 Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____,
 by _____

Mail Deed to: Grantee(s): 6000 Carriage Oaks Drive Charlotte, North Carolina 28262

This instrument was prepared by: BILLY D. FRIENDE, JR., P.A.

Brief Description for the index

[Empty rectangular box for brief description]

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made October 15, 2004 by and between

GRANTOR	GRANTEE
SHIRLEY D. DAVIS, <i>(WIDOWER)</i> by his Attorney-In-Fact, <i>EDWARD D. DAVIS</i>	CLAUDE L. BOHANNON, JR. and CRAIG E. BOHANNON

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. 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 d situated in the City of WINSTON-SALEM, WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

See attached EXHIBIT A hereinafter incorporated by reference.

Property Address: **1616 Waughtown Street
Winston-Salem, North Carolina 27107**

The above property herein above described was acquired by Grantor by instrument recorded in Book 1416 at Page 0996.

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 herein above described is subject to the following exceptions:

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.

(Corporate Name)

By: _____

President

ATTEST:

Secretary

USE BLACK INK ONLY

 (SEAL)

SHIRLEY D. DAVIS, by his
Attorney-In-Fact, EDWARD P. DAVIS

~~DORIS T. DAVIS~~ (SEAL)

(SEAL)

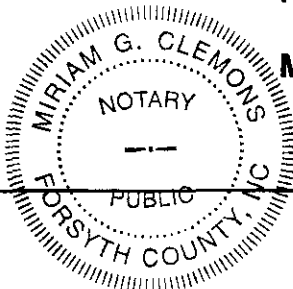
NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that ~~DORIS T. DAVIS~~ personally appeared before me this day and acknowledged ~~the execution of the foregoing instrument~~. Witness my hand and official stamp or seal, this 15th day of October 2004

SEAL-STAMP

Notary Public: Miriam G. Clemons

My Commission Expires: 06-19-2007

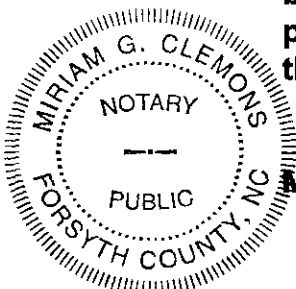


NORTH CAROLINA, FORSYTH COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Edward D. Davis, Attorney-In-Fact for SHIRLEY D. DAVIS personally appeared before me this day and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of SHIRLEY D. DAVIS and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Book 2054 Page 2422 and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said Edward D. Davis acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said SHIRLEY D. DAVIS. I do further certify that I am not a party to the attached instrument. WITNESS my hand and notarial seal this the 15th day of October 2004.

SEAL-STAMP

My commission expires: 06-19-2007



Miriam G. Clemons Notary Public

The foregoing Certificate(s) of Miriam G. Clemons

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.

EXHIBIT A

ALL that certain lot, tract or parcel of land situated, lying and being in the City of Winston-Salem, Winston Township, County of Forsyth, State of North Carolina, and more particularly described and defined as follows: Known as Lot 109, Block 2754, Waughtown Street on the City and County Tax Maps.

BEGINNING at an iron stake in the south property line of Waughtown Street, a corner of George W. Nissen Company; thence along the line of Nissen South 01 degrees 15 minutes West 214.7 feet to an iron stake; thence South 85 degrees 45 minutes East 61.2 feet to an iron stake in the line of E.L. Vogler, Sr., thence with said Vogler's line North 00 degrees 35 minutes East 90 feet to an iron stake; thence North 76 degrees 10 minutes East 48.4 feet to an iron stake; thence North 15 degrees 15 minutes West 147 feet to an iron stake in the south property line of Waughtown Street; thence along said street South 69 degrees 45 minutes West 70 feet to the stake and place of beginning.