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 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1716.00
 PRESENTED & RECORDED:
 12-14-2005 04:18 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK: RE 2624
PG: 4340-4344

Prepared by: Dennis W. McNames
 Womble Carlyle Sandridge & Rice, PLLC
 One West Fourth Street
 Winston-Salem, North Carolina 27101

Return to: Box 76

NORTH CAROLINA)
)
 FORSYTH COUNTY) **GENERAL WARRANTY DEED**

THIS DEED made this 7 day of December, 2005 by and between **BODDIE-NOELL ENTERPRISES, INC., successor by merger to BNE Land & Development Co., a North Carolina corporation,** hereinafter referred to as "Grantor", and **CHRIS PAPAKONSTANTINOU,** whose mailing address is _____, hereinafter referred to as "Grantee".

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

Being known and designated as Lot 3 as shown on the map of
 Hanes Mill Pointe recorded in Plat Book 47, at Page 180, in the
 Office of the Register of Deeds of Forsyth County, North Carolina,

to which reference is hereby made for a more particular description.

Together with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions, Restrictions and Easements for Hanes Mill Pointe (the "Declaration") recorded in Book 2526, at Page 2165, Forsyth County Registry, and membership in Hanes Mill Pointe Property Owners' Association, Inc.

AND SUBJECT to regular assessments and special assessments, limitations, and rules reserved in the Declaration, including but not limited to: (1) annexation of additional properties; (2) property rights of Members and their invitees; (3) obligations for assessment and the non-payment thereof; (4) limitations upon use of Common Areas; (5) obligations of the Association for maintenance; and (6) restrictions on the use of the land conveyed herewith. The Declaration is incorporated herein by reference.

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 hereinabove described is subject to the following exceptions:

2005 ad valorem taxes prorated to the date of closing and subject to the matters identified on Exhibit "A" attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

[Remainder of Page Intentionally Left Blank]

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

BODDIE-NOELL ENTERPRISES, INC.,
successor by merger to BNE Land & Development Co.,
a North Carolina corporation

By: *Douglas E. Anderson*
Name: Douglas E. Anderson
Title: Executive Vice-President

STATE OF NORTH CAROLINA)
COUNTY OF Nash)

I, Donna H. Reynolds, a Notary Public of the County of Greene, State of North Carolina, certify that Douglas E. Anderson personally came before me this day and acknowledged that he is Executive Vice-President of BODDIE-NOELL ENTERPRISES, INC., successor by merger to BNE Land & Development Co., a North Carolina corporation, and that he, as Executive Vice-President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official stamp or seal, this the 7 day of December, 2005.

Donna H. Reynolds
Notary Public
Donna H. Reynolds

My Commission Expires:
9/11/2006

[Notarial Stamp/Seal]

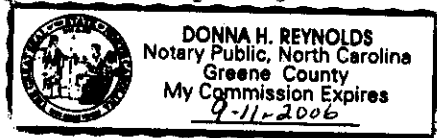


EXHIBIT "A"

Permitted Exceptions

1. Taxes, dues and assessments for the year 2005 and subsequent years, not yet due and payable.
2. Grant of Storm Sewer Easement to CABO, LLC recorded in Book 2323, Page 1031, Forsyth County Registry.
3. Easement Agreements recorded in Book 1730, Page 1377; and Book 1836, Page 4178, Forsyth County Registry.
4. Telephone Line Non-Exclusive Easement Agreement recorded in Book 1741, Page 3686, Forsyth County Registry.
5. Easement(s) and/or Right(s) of Way to the City of Winston-Salem recorded in Book 1766, Page 369; and Book 1788, Page 534, Forsyth County Registry.
6. Terms and provisions of the Joint Easement Agreement between Blue Oak Limited Partnership and Boddie-Noell Enterprises, Inc. recorded in Book 2235, Page 3047, Forsyth County Registry.
7. Ten foot drainage easement at northwestern corner of the property, as shown on Plat of Oak Summit recorded in Plat Book 44, Page 106, Forsyth County Registry (said northwestern corner being a part of Lot 106 as shown on said Plat).
8. Easements to Southern Public Utilities recorded in Book 322, Page 235; and Book 323, Page 248, Forsyth County Registry.
9. Easements to Duke Power Company recorded in Book 387, Page 290; Book 774, Page 203, Forsyth County Registry.
10. Easement to Duke Power Company recorded in Book 1746, Page 2348, Forsyth County Registry.
11. Easements to Old Town Telephone System recorded in Book 687, Page 278; Book 711, Page 143, Forsyth County Registry.
12. Terms, covenants, conditions, easements, restrictions, liens and assessments as set forth and described in the Declaration of Covenants, Restrictions and Easements recorded in Book 2526, Page 2165, Forsyth County Registry.

13. Such matters as may be shown on a current survey and as shown on the Plat recorded in Plat Book 47, at page 180, Forsyth County Registry.
14. Right of Way to Duke Energy Corporation recorded in Book 2526, at Page 2066, Forsyth County Registry.