

ENVELOPE

2006054055 00319
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$60.00
 PRESENTED & RECORDED:
 08-25-2006 04:43 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK:RE 2689
PG:1-3

PREPARED BY: Sanders & Combs, PLLC

RETURN TO: Grantee @ PO Box 5536, Winston-Salem, NC 27113

Brief description for index: Portion of Lot 1 in Block 77 Winston-Salem Land and Investment Company

NORTH CAROLINA)
)
 FORSYTH COUNTY)

GENERAL WARRANTY DEED

THIS DEED made this 24th day of August, 2006, by and between E. V. FERRELL, JR., A FREE TRADER, (hereinafter referred to as "Grantor), to TRIAD REAL ESTATE INVESTMENTS, LLC, (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, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND 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 herein above described is subject to the following exceptions: Rights of Way, Easements and restrictions of record. Current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year first above written.

E. V. Ferrell Jr. (SEAL)
E. V. Ferrell, Jr., a Free Trader

STATE OF NORTH CAROLINA - County of Forsyth

I, the undersigned, a Notary Public of Forsyth County, State aforesaid, certify that E. V. Ferrell, Jr., a Free Trader, either being personally known to me or proven by satisfactory evidence, acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 25th day of August, 2006.

Emily S. Graham
Notary Public
Print Name: Emily S. Graham

My Commission expires:

12/1/2010

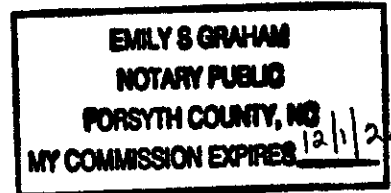


EXHIBIT "A"

Lying and being on the east side of Main Street and BEGINNING at a point 81 feet south of its intersection with a 15-foot alley as the same appears on the map; and running thence Southwardly along the east margin of Main Street 58 feet to an iron stob at the northwest corner of the lot designated on the Tax Map of Winston Township as Lot No. 103 in Block 714 ½ ; running thence Eastwardly along the north line of Lot No. 103, 71 feet to a point in the west line of said 15-foot alley; running thence Northwestwardly along the west line of said 15-foot alley 70 feet, more or less, to a stob, same being the southeast corner of Lot No. 101 as shown on the Tax Map; running thence Westwardly along the south line of Lot No. 101, 50 feet to the point of BEGINNING, and being known and designated as a part of Lot No. 1 in Block 77 on the map of Winston-Salem Land and Investment Company, recorded in the Office of the Register of Deeds of Forsyth County in Deed Book 40, Page 395, and re-recorded in Plat Book 4, Page 147. This Lot is also shown on the Forsyth County Tax Map of Winston Township as Lot No. 102 in Block 714 ½.

Property address: 1701 S. Main Street, Winston-Salem, NC