

2006058636 00190



FORSYTH CO, NC FEE \$29.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
09-15-2006 11:52 AM

DICKIE C WOOD  
REGISTER OF DEEDS  
By: E NAVARRO DPTY

BK: RE 2693

PG: 4140-4145

RECORDED

Mail after recording to:

Parker & Morgan, LLC, 175 Bermuda Run Drive, Advance, NC 27006

This instrument was prepared by: George S. Thomas, Bailey & Thomas, P.A.

Excise Tax

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**NORTH CAROLINA**

**GENERAL WARRANTY DEED**

**FORSYTH COUNTY**

THIS DEED made this 14 day of September, 2006, by and between JAMES B. MORGAN and wife, DEBORAH P. MORGAN; and WILLIAM KENT PARKER and wife, TAMARA R. PARKER, hereinafter referred to as "Grantor"; and PARKER & MORGAN, LLC, a North Carolina limited liability company, hereinafter referred to as "Grantee";

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

SEE EXHIBIT "A" ATTACHED

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:

Save and except easements, restrictions and right-of-ways on subject property; the 2006 taxes shall be prorated and all future taxes be paid by the Grantee.

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

James B. Morgan (Seal)  
James B. Morgan

Deborah P. Morgan (Seal)  
Deborah P. Morgan

William Kent Parker (Seal)  
William Kent Parker

Tamara R. Parker (Seal)  
Tamara R. Parker

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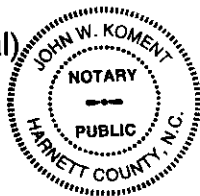
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: James B. Morgan and Deborah P. Morgan

Date: Sept 14 2006

John W. Koment  
Official Signature of Notary

(Official Seal)



John W. Koment


My commission expires: January 19, 2008

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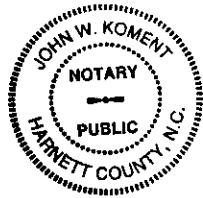
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I certify that the following person (s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: William Kent Parker and Tamara R. Parker

Date: Sept. 14 2006

  
Official Signature of Notary

(Official Seal)



John W. Koment

My commission expires: January 19, 2008

Exhibit "A"

Tract 1: 3471 Transou Road

BEGINNING at a point, said point being located in the center line of Transou Road (NC Hwy 65), said point of beginning is also located South 02°46'30" East 70.88 feet from the southwest corner of the property owned by Samuel R. Pruett, JR as recorded in Deed Book 571, Page 431; thence from said point of beginning South 89°39'20" East 171.00 feet to a point; thence South 10°57'10" West 144.93 feet to a point; thence South 83°39'40" West 134.47 feet to a point lying in the center line of Transou Road (NC Hwy 65); thence along the center line of Transou Road North 07°47'10" West 24.51 feet to a point; thence along the center line of Transou Road North 02°46'30" 134.03 feet to a point in the center of Transou Road and the point and place of beginning, and containing .527 acres, more or less, according to a survey by McAnally Land Surveying, P.C. dated 12/20/2005 job no. S-5152

Tract 2: 116 Linbrook Drive

BEING KNOWN AND DESIGNATED as Lot Nos. 64 and 66, as shown on the map of Knollwood Development, as recorded in Plat Book 4, pages 44, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

Tract 3: 3240 Polo Road

TRACT ONE: BEGINNING at a point located in the south right-of-way line of Polo Road, said Beginning point also being the Northeast corner of Jacob Cuttrell, Deed Book 608, page 118, Tax Block 3410, Lot 35; thence proceeding North 71° 31' 00" East with the South right-of-way line of Polo Road 80.86 ft. to a point located in the West right-of-way line of an asphalt driveway; thence proceeding South 18° 28' 00" East 121.74 ft. to a point; thence proceeding South 71° 20' 30" West 92.39 ft. to a point located in Cuttrell's east line; thence proceeding North 1° 48' 40" East 15.76 ft. to a point; thence continuing with Cuttrell's line, North 15° 13' 30" West 107.42 ft. to the point and place of Beginning, TOGETHER WITH a 25-ft. asphalt driveway access and utility easement described as follows: Beginning at a point located at the northeast corner of the above described property, thence proceeding from said point of Beginning, North 71° 31' 00" East 25 ft.; thence proceeding south 18° 28' 00" East 213.62 ft. to a point; thence proceeding South 54° 39' 20" West 26.13 ft. to a point; thence proceeding North 18° 28' 00" West 221.20 ft. to the point and place of Beginning.

Tract 4: 3598 Milhaven Road

BEING KNOWN AND DESIGNATED AS LOT 1 as shown on a plat entitled 'MILHAVEN HEIGHTS' as recorded in Plat Book 44, page 91, in the office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract 5: 707 Woodcrest Drive

BEGINNING at an iron on the north side of Livengood Street (now Woodcrest Drive), said iron being in the extension of the west line of Peace Haven Drive; running thence north 2° 38' east 592.5 feet to an iron; thence south 88° 03' east 260 feet to an iron; thence south 2° 38' west 396 feet to an iron; thence north 87° 22' west 110 feet to an iron; thence south 2° 38' west 200 feet to an iron in the north line of Livengood Street (now Woodcrest Drive); thence along the north line of Livengood Street (now Woodcrest Drive) north 87° 22' west 150 feet to an iron the place of BEGINNING, the same containing 3.35 acres and being a part of the P. C. Church land.

Tract 6: 324 Gloria Avenue

BEING KNOWN AND DESIGNATED as Lot 17, as shown on the map of J.B. VAUGHN, JR., ET ALS, which map is recorded in Plat Book 1, page 29, in the Office of the Register of Deeds of Forsyth County, North Carolina.