

2006074513 00242
 FORSYTH CO, NC FEE \$20.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 11-28-2006 03:01 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
 BK:RE 2712
 PG:119-121

ENVELOPE

PREPARED BY: Sanders & Combs, PLLC

RETURN TO: Grantees @ 1779 Waterford Pointe Road, Lexington, NC 27292
 Mail future tax bills to: Grantees @ 1779 Waterford Pointe Road, Lexington, NC 27292
 Revenue Stamps: NTC

NORTH CAROLINA)
)
 FORSYTH COUNTY)

GENERAL WARRANTY DEED

THIS DEED made this 28th day of November, 2006, by and between JAMES A. JOY and wife, ANNE B. JOY, (hereinafter referred to as "Grantors), to JOY PROPERTIES, LLC, (hereinafter referred to as "Grantee").

The designation Grantors 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 Grantors, 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 BYE 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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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.

For further reference, see Deed Book 2520, Page 3015; Book 2645, Page 2775; Book 2576, Page 2515, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

James A. Joy (SEAL)
James A. Joy

Anne B. Joy (SEAL)
Anne B. Joy

STATE OF NORTH CAROLINA - County of Forsyth

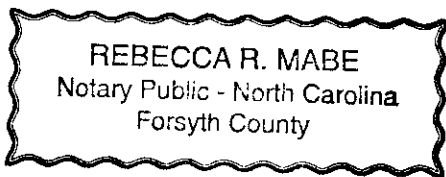
I, the undersigned, a Notary Public of Forsyth County, State aforesaid, certify that James A. Joy and wife, Anne B. Joy, either being personally known to me or proven by satisfactory evidence, acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 28th day of November, 2006.

Rebecca R. Mabe
Notary Public
Print Name: Rebecca R Mabe

My Commission expires:

October 19, 2010



EXHBIIT "A"

TRACT I:

BEING KNOWN AND DESIGNATED as Lot Number 18M of the Map entitled "Map showing Property of Homer H. Mickey, W.S. Scales and George Hill as recorded in Plat Book 4, Page 138, Forsyth County Registry.

Property address: 1408 Gray Avenue, Winston-Salem, NC 27105

TRACT II:

BEING KNOWN AND DESIGNATED as Lot No. 5 as shown on the Plat of Map of Homer H. Mickey, W.S. Scales and George Hill Property as recorded in Plat Book 4, Page 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Being Lot 5 of the Homer H. Mickey block on the above said plat.

Property address: 1413 Gray Avenue, Winston-Salem, NC 27105

TRACT III:

Lying and being in the City of Winston-Salem, Forsyth County, NC and BEING KNOWN AND DESIGNATED as Lot No. 4 as shown on the map of Winston Development Corporation recorded in Plat Book 16, Page 43 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description and also being part of Lot 26 and part of Lot 27 as shown on the Map of South Terrace recorded in Plat Book 3, Page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property address: 2924 Stockton Street, Winston-Salem, NC 27127.