

2007011283 00180

FORSYTH CO, NC FEE \$20.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 02-28-2007 01:42 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: MARY D CALDWELL DPTY
 BK: RE 2733
 PG: 1686-1688

ENVELOPE

Do not write above this line

No change date

DRAFTED BY: DAVID H. CAFFEY	Tax Block-Lot:	Parcel ID:
Mail after recording to: GRANTEE:	Mail future tax bills to:	
2818 NE BON AIR AVENUE		
WINSTON SALEM, NC 27105		

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23 day of February, 20 07, by and between

GRANTOR

GRANTEE

JAMES DAVENPORT, JR. AND WIFE,
MELVYNE DAVENPORT

JAMES DAVENPORT, III (DIVORCED)

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, in consideration of (\$ 10.00) OVC to them 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

SEE ATTACHED DESCRIPTION.

THE PURPOSE of this Deed is to correct the prior Deed of the parties in Book 2631, page 2576, and include the legal description to the Deed.

Property Address: _____
 The above land was conveyed to Grantor by _____ (see book 2516 page 1333)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to the following exceptions:

IN WITNESS WHEREOF the Grantor has 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.

James Davenport Jr (seal)
JAMES DAVENPORT, JR. (seal)

(seal)

Melvyn J Davenport (seal)
MELVYNE DAVENPORT (seal)

(seal)

by: _____
Corporate Name _____ President _____

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally came before me this day and acknowledged that he is _____ President of _____ and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____. _____ Notary Public



Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, Marian Lowery Venable, a Notary Public of Forsyth County, NC do hereby certify that JAMES DAVENPORT, JR. AND WIFE, MELVYNE J. DAVENPORT personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of FEBRUARY, 2007

My commission expires JANUARY 5, 2010. Marian Lowery Venable Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____

My commission expires _____, 20____. _____ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____

My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.

EXHIBIT " A "

TRACT 1: BEING KNOWN AND DESIGNATED AS LOT 91, SECTION B, AS SHOWN ON PLAT OF BON AIR PROPERTY MADEE BY J. E. ELLERBE, C. E., SAID PLAT BEING RECORDED IN PLAT BOOK 3, PAGE 25 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, N. C., REFERENCE TO WHICH IS HEREBY MADE.

TRACT 2: BEGINNING AT A IRON STAKE IN THE WEST LINE OF BON AIR AVENUE, SAID STAKE BEING 248 FEET NORTH OF THE NORTHWEST INTERSECTION ON 28TH STREET AND BON AIR AVENUE; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 90, 150 FEET TO AN IRON STAKE; THENCE NORTH 2 FEET TO AN IRON STAKE; THENCE EAST ALONG THE NORTH LINE OF LOT 90, 150 FEET TO AN IRON STAKE IN THE WEST LINE OF BON AIR; THENCE SOUTH 2 FEET TO AN IRON STAKE, PLACE OF BEGINNING, BEING A STRIP OF LAND 2 FEET BY 150 FEET, OFF THE NORTHERN SIDE OF LOT 90, SECTION " B " AS SHOWN ON MAP OF "BON AIR" AS MADE BY J. E. ELLERBE, C. E. AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS, FORSYTH COUNTY, N.C. IN PLAT BOOK 3, PAGE 25.

THIS IS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 903, PAGE 570 IN THE FORSYTH COUNTY REGISTRY.