

TO HAVE AND TO HOLD the above-described property unto the Grantee, to Grantee's and Grantee's only proper use and behoove forever; so that neither the Grantor nor any person in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the property, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed, as of the day and year first above written.

Morningside Properties, LLC

Robbie M. Watson (seal)
Robbie M. Watson, Manager

STATE OF NORTH CAROLINA)

SS:

COUNTY OF FORSYTH)

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THAT HE IS MANAGER OF MORNINGSIDE PROPERTIES, LLC.
ROBBIE M. WATSON

Date: 9-8-09

Monica W. Key Notary Public
MONICA W. KEY Printed Name

My commission expires: 11-15-11

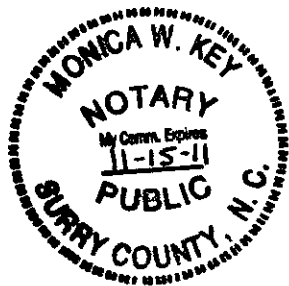


EXHIBIT A

TRACT 1:

BEING KNOWN AND DESIGNATED as Lot 172, as shown on the plat of Morningside Manor, revised, Section 7, Area B, as recorded in Plat Book 24, Page 21, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1316 Pleasant Street, Winston-Salem, NC 27107

TRACT 2:

BEING KNOWN AND DESIGNATED as Lot 6, as shown on the plat of W. R. Hine Property, as recorded in Plat Book 4, Page 69, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 2736 Eastwood Drive, Winston-Salem, NC 27107

TRACT 3:

BEGINNING at an iron stake in the east line of Stadium Drive (formerly Sidney St. and Claremont Ave.) the northwest corner of Lot 11, running thence northwardly with the east line of Stadium Drive, 50.1 feet to an iron stake the southwest corner of Lot 9; thence eastwardly with the south line of Lot 9, 139.90 feet to an iron stake in the west line of a 15 foot alley; thence southwardly with the west line of said alley, 50 feet to an iron stake the northeast corner of Lot 11; thence westwardly with the north line of Lot 11, 143 feet to the place of BEGINNING. This property is also being known as the eastern portion of Lot 10 as shown on the map of Allendale, as recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1909 Martin Luther King, Winston-Salem, NC 27107

TRACT 4:

BEGINNING at an iron located in the North right of way of Waughtown Street, said iron also being located in the Southwest corner of W. D. Clodfelter property as described in Deed recorded in Book 980, Page 592, Forsyth County Registry; thence with the North margin of

Waughtown Street South 54° 35' 57" West 65 feet to an iron; thence leaving said right of way North 23° 04' 00" West 97.35 feet to an iron located in the South line of the Curtis M. Phipps property as described in Deed recorded in Book 975, Page 359; thence with Phipps' South line North 57° 23' 00" East 69.45 feet to an iron located in Phipps' Southeast corner and in Clodfelter's West line; thence with Clodfelter's West line South 20° 03' 39" East 95.12 feet to an iron the point and place of BEGINNING, and containing 0.14497 acre, more or less, according to a survey by Thomas A. Riccio, R.L.S. for Robbie M. Watson and wife, Shelbia Watson dated January 22, 1999 and bearing drawing number 99024.

Street Address: 2025 Waughtown Street, Winston-Salem, NC 27107

TRACT 5:

BEGINNING at an iron located in the West right of way margin of Pleasant Street, said iron also being located in the Southeast corner of the Timothy L. Anthony property as described in Deed recorded in Book 1839, Page 3679; thence with the West right of way line of Pleasant Street South 04° 30' 00" West 52.1 feet to an iron located in the Northeast corner of the Jack Boles property as described in Deed recorded in Book 877, Page 470; thence with Boles' North line North 86° 13' 28" West 155.50 feet to an iron; thence North 02° 32' 16" East 52.77 feet to an iron located in the Southwest corner of the Anthony property described above; thence South 86° 08' 00" East 157.30 feet to an iron the point and place of BEGINNING and containing 0.18896 acre, more or less, according to a survey by Thomas A. Riccio, R.L.S. for Robbie M. Watson and wife, Shelbia J. Watson dated April 26, 1999 and bearing drawing number 99182.

Street Address: 2238 Pleasant Street, Winston-Salem, NC 27107

TRACT 6:

BEGINNING at an iron located in the intersection of the West right of way line of Weamont Street and the South right of way line of Newland Drive (also known as Newland Street); thence from said iron with the West right of way of Weamont Street South 03° 02' 41" East 168.61 feet to an iron; thence North 88° 00' 00" West 99.4 feet to an iron; thence North 01° 02' 02" East 166.46 feet to an iron located in the south right of way line of Newland Drive; thence with the right of way of Newland Drive South 89° 00' 00" East 87.40 feet to an iron, the point and place of BEGINNING and containing 0.35862, acre more or less, according to a survey by Thomas A. Riccio for Robbie M. Watson and wife, Shelbia J. Watson dated June 3, 1999 and bearing drawing number 99265.

Street Address: 2636 Newland Street, Winston-Salem, NC 27107

TRACT 7:

BEING KNOWN AND DESIGNATED as Lot 202, as shown on the plat of Reynolds Place, as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 2019 Althea Street, WinstonSa1em, NC 27107

TRACT 8:

BEGINNING at an iron stake being the northwestern corner of the rights of ways of Long View Drive and Verdun Street, said iron stake also being the southeastern corner of Lot 45 as shown on the plat of Longview Development as recorded in Plat Book 2, Page 87 in the Forsyth County Registry; thence from said beginning point along the northern right of way line of Verdun Street North $87^{\circ} 30' 00''$ West 100.13 feet to an iron stake; thence North $02^{\circ} 38' 00''$ East 56.00 feet to an iron stake; thence from said iron stake South $87^{\circ} 29' 20''$ East 98.53 feet to an iron stake in the west right of way line of Long View Drive; thence along the west right of way line of Longview Drive as it curves to the right a chord call and distance of South $01^{\circ} 00' 00''$ West 56.0 feet to the point and place of BEGINNING and being the easternmost portion of Lot 45 as set out on the Map of Longview Development, recorded in Plat Book 2, Page 87 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Street Address: 1816 Longview Drive, Winston-Salem, NC 27107

TRACT 9:

BEING KNOWN AND DESIGNATED as Lots 108 and 109, as shown on the plat of Longview Development, No. 1, as recorded in Plat Book 2, Page 87, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1756 Argonne Boulevard, Winston-Salem, NC 27107

TRACT 10:

BEGINNING at an iron located in the East right of way line of Brindle Street, said iron also being located in the Northwest corner of the Ronnie D. Tucker property as described in Deed recorded in Book 1715, Page 1741; thence with the East right of way line of Brindle Street North $08^{\circ} 41' 00''$ West 59.90 feet to an iron located in the Southwest corner of the C.W. Myers Trading Post, Inc. property as described in Deed recorded in Book 988, Page 604; thence with

Myers' South line South 78° 38' 08" East 158.49 feet to an iron; thence South 08° 49' 32" East 60.14 feet to an iron located in Tucker's Northeast corner; thence with Tucker's North line North 78° 34' 23" West 158.71 feet to an iron the point and place of BEGINNING all according to a survey by Thomas A. Riccio, R.L.S. for Robbie M. Watson and Shelbia J. Watson dated November 10, 1999 and bearing drawing number 99577.

Street Address: 2245 Brindle Street, Winston-Salem, NC 27107

TRACT 11:

BEGINNING at an existing iron pipe, located at the intersection of the western right of way line of Leight Street, the southeastern corner of Tax Lot 107B, Block 1740, Forsyth County Tax Maps (See Deed Book 960, Page 221, Forsyth Registry) and the northeastern corner of the herein described tract; thence from said beginning point with the western right of way line of Leight Street South 23° 00' 00" East 74.95 feet to an iron; thence North 89° 25' 14" West 195.17 feet to an existing iron pipe; thence North 23° 00' 00" West 75.00 feet to an iron; thence South 89° 24' 27" East 195.18 feet to an iron, the point and place of BEGINNING. This description is taken from a survey prepared by Thomas A. Riccio, Professional Land Surveyor entitled "Survey for Robbie M. Watson and wife, Shelbia I. Watson" dated December 9, 1999.

Street Address: 1914 Leight Street, Winston-Salem, NC 27107

TRACT 12:

BEING KNOWN AND DESIGNATED as Lot 118, as shown on the plat of Reynolds Place, as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1923 Dacian Street, Winston-Salem, NC 27107

TRACT 13:

BEING KNOWN AND DESIGNATED as Lot 127, as shown on the plat of Allendale, as recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1918 Milford Street, Winston-Salem, NC 27107

TRACT 14:

BEING KNOWN AND DESIGNATED as Lot 83, as shown on the plat of Longview Development, as recorded in Plat Book 2, Page 87, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1211 Marne Street, Winston-Salem, NC 27107

TRACT 15:

BEING KNOWN AND DESIGNATED as all of Lot 4, except 150 feet on the south end of the map of R.H. and B.B. Sides, as recorded in Plat Book 12, Page 184, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Street Address: 1420 Verdun Street, Winston-Salem, NC 27107