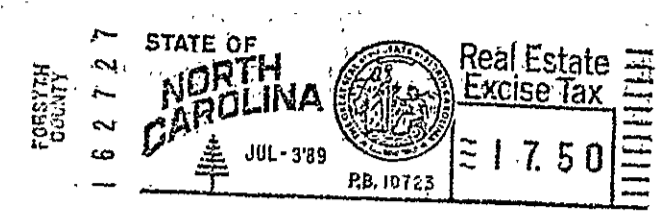




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PRESENTED FOR
REGISTRATION
AND RECORDED
JUL 3 11 04 AM '89
REGISTER OF DEEDS
FORSYTH CO. N.C.
\$8.00 PD AA

Excise Tax		Recording Time, Book and Page	
Tax Lot No.		Parcel Identifier No.	
Verified by		County on the ... day of ... , 19	
by			
Mail after recording to <u>Harrington Box</u>			
This instrument was prepared by <u>John M. Harrington</u>			
Brief description for the Index 			

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this <u>3</u> day of <u>July</u> , 1989, by and between	
GRANTOR	GRANTEE
B & B REALTY, a North Carolina General Partnership	HOME REAL ESTATE LOAN & INSURANCE CO., a North Carolina General Partnership

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, 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 the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the south line of Academy Street as established by the City of Winston-Salem, and being 250.4 feet Westwardly from Hutton Street; running thence Southwardly and falling in with the division line of Lots 5 and 6, 158.4 feet to an old iron stake, the division corner between Lots 5, 6, 12 and 13; thence with the North line of Lots 12 and 11, Westwardly 60 feet to an iron stake in the north line of said Lot 11; thence on a new line Northwardly 176 feet, more or less, to an iron stake in the south line of Academy Street as established by the City of Winston-Salem; thence with the present south line of Academy Street as established by said City as it curves in an easterly direction a chord measurement of 60 feet to the place of BEGINNING, being all of Lot 6, the eastern portion of Lot 7, Block 6 and a part of Academy Street on Map of Granville Place, recorded in Plat Book 1, Page 99(2) in the office of the Register of Deeds of Forsyth County, N.C., said part of Academy Street as shown on Map of Granville Place being abandoned as a public street by reason of the City having relocated said Academy Street. Deed Book 665, Page 24, (Lot 6 and 7D, Block 629, Forsyth County Tax Maps), and being the identical land described in Deed from W. Bryan Booe to S. J. Craver (Single) dated November, 1963 and recorded in the office of the Register of Deeds of Forsyth County, N.C. in Deed Book 872, Page 252. See Will of S. J. Craver. Also see Deed recorded in Book 1583, Page 1698 Tract 3 only.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book . . . page . . .

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:

Restriction and easements of record, if any, and further subject to 1989 ad valorem taxes prorated to the date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

(Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)

USE BLACK INK ONLY

B & B REALTY, A North Carolina General Partnership (SEAL)

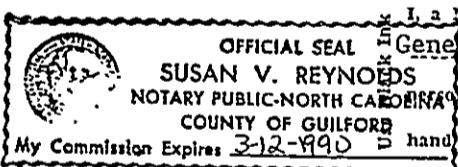
By: William M. Butler, Jr. (SEAL)
General Partner

By: [Signature] (SEAL)
General Partner

----- (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that William M. Butler, Jr. and James A. Butler General Partners of B & B REALTY, a N.C. General Partnership Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of July, 1989.

My commission expires: 3-12-1990 Susan V. Reynolds Notary Public

SEAL-STAMP

NORTH CAROLINA, ----- County.

I, a Notary Public of the County and State aforesaid, certify that -----

personally came before me this day and acknowledged that ----- he is ----- Secretary of

----- a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its -----

President, sealed with its corporate seal and attested by ----- as its ----- Secretary.

Witness my hand and official stamp or seal, this ----- day of -----, 19-----

My commission expires: ----- Notary Public

The foregoing Certificate(s) of -----

Susan V. Reynolds, NP, Guilford Co Inc

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

L. E. SPEAS, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Patey Dow Deputy/Assistant Register of Deeds