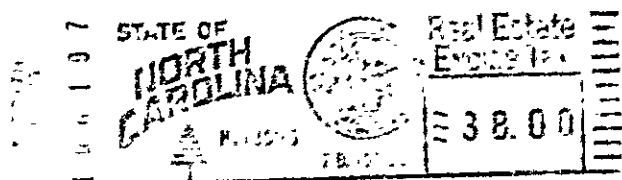


155

BK1681 P1673



PRESENTED FOR
RECORDATION
(FILED)

NOV 30 3 54 PM '89

L. E. PEAS
REGISTER OF DEEDS
FORSYTH CTY., NC

\$10.00 pd

Excise Tax Stamps \$38.00

Recording Time, Book and Page

Tax Lot No. 's 4, 5, 6, 7, and 43A Parcel Identifier No.
Verified by Block 2087 County on the day of 19
by

Mail after recording to *McNames (Box)*

This instrument was prepared by *N. Alan Bennett*
(NO TITLE SEARCH OR CLOSING PERFORMED)

Brief description for the Index
Lots 4, 5, 6, 7, & part of 43, C.D. Crews Property,
Section A

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of November, 19 89, by and between

GRANTOR

GRANTEE

D & D ENTERPRISES, a Partnership

WILLIAM H. MURPHY

Property Address:
4115 Old Greensboro Road
Winston-Salem, NC 27101

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:

See attached "Exhibit A" which is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in
 Deed Book 1551 at Page 319, Forsyth County Registry.

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

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:

Subject to easements and/or restrictions of record, if any, and ad valorem taxes.

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.

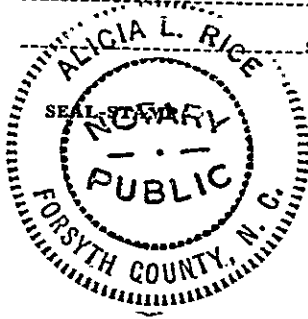
 (Corporate Name)

By: -----

----- President

ATTEST: -----

----- Secretary (Corporate Seal)



USE BLACK INK ONLY

D & D ENTERPRISES, a Partnership (SEAL)

By: David W. Kennedy (SEAL)
 DAVID W. KENNEDY, Partner

By: Richard J. Reynolds (SEAL)
 RICHARD J. REYNOLDS, Partner

----- (SEAL)

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that
DAVID W. KENNEDY, Partner, and RICHARD J. REYNOLDS, Grantor,
 Partner, Partners of D & D ENTERPRISES, a Partnership,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
 hand and official stamp or seal, this 30th day of November, 1989.

My commission expires: 8-11-92 Alicia L. Rice 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 Alicia L. Rice, Notary Public

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 Cecilia Riddle Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Winston Township, Forsyth County, North Carolina:

BEGINNING at an iron stake in the North right-of-way line of Old Greensboro Road, said iron stake being the Southeast corner of Lot 3 as shown on the map of C. D. Crews property as shown in Plat Book 8, at Page 161, Forsyth County Registry; running thence with the East line of Lot 3, North 04° 34' 50" West 128.22 feet to an iron stake in the Southeast right-of-way line of Hilda Street (the northernmost corner of Lot 3); running thence said right-of-way line, North 48° 14' 05" East crossing an iron stake at 101.59 feet, for a total distance of 217.0 feet to a new iron stake; running thence, South 02° 12' 30" West 265.68 feet to an iron stake, the Southwest corner of Lot 8, in the North right-of-way line of Old Greensboro Road; thence with said right-of-way line, on a curve to the left, a chord call and distance of South 87° 13' 48" West 141.62 feet to the point and place of BEGINNING; said description being in accordance with a survey dated November 29, 1989 by Larry L. Callahan, Registered Land Surveyor. Being all of Lots 4, 5, 6, and 7 and a portion of Lot 43 as shown on map of C. D. Crews property as recorded in Plat Book 8, Page 161, Forsyth County Registry.