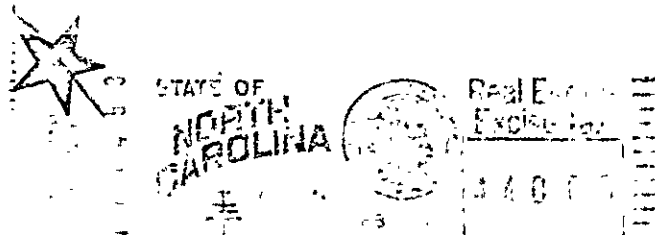


DRAFTED BY: ROBERT W. PORTER



RECORDING TIME BK1722 P2485

PRESENTED FOR
REGISTRATION
AND RECORD

91 APR 16 P3:36

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

135

PROBATE AND FILING FEE \$ 8.00 PAID

EXCISE TAX \$440.00

Tax Block: 3413C Lot: 112 Parcel Identifier No.: _____
Property Address: 1280 Chester Road, Winston-Salem, N.C. 27104
Mail after recording to: JOHN A. BLACKWELDER, 1280 Chester Road, Winston-Salem, N.C. 27104
Mail future tax bills to: Same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of August, 19 91, by and between

GRANTOR
WOODGROVE ASSOCIATES,
A NORTH CAROLINA GENERAL
PARTNERSHIP

GRANTEE
JOHN A. BLACKWELDER
(SINGLE)

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 & O.V.C.) TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS to it 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:

BEING KNOWN AND DESIGNATED as Lot No. 112, as shown on the Plat of Glenridge, Phase One, Section One, as recorded in Plat Book 30, Page 200, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1669, Page 2570, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 112, Block 3413C, Winston Township, Forsyth County Tax Records.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements and restrictions of record, if any, and 1991 ad valorem taxes to be pro rated.

The above land was conveyed to Grantor by _____ (see book number _____ 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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements and restrictions of record, if any, and 1991 ad valorem taxes to be pro rated.

IN WITNESS WHEREOF, WOODGROVE ASSOCIATES, A NORTH CAROLINA GENERAL PARTNERSHIP, has caused this Deed to be executed by one of its partners and has adopted its seal as its seal.

WOODGROVE ASSOCIATES, A NORTH CAROLINA GENERAL PARTNERSHIP,
BY: J & A INVESTMENTS, INC., A NORTH CAROLINA CORPORATION,
GENERAL PARTNER:

ATTEST:

BY: Thomas R. Smith
SECRETARY

BY: Sandra M. Smith
PRESIDENT

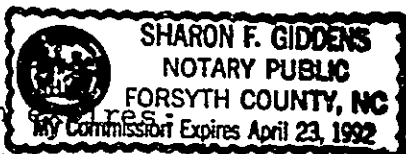
(CORPORATE SEAL)

AK1722 P2486

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 15th day of August, 1991, personally came before me, Sharon F. Giddens, a notary public, THOMAS R. SMITH, who, being by me duly sworn, says that he knows the Common Seal of J & A INVESTMENTS, INC., A NORTH CAROLINA CORPORATION, which is a General Partner of WOODGROVE ASSOCIATES, A NORTH CAROLINA GENERAL PARTNERSHIP, and is acquainted with SANDRA SMITH, who is the President of said Corporation, and that he, the said THOMAS R. SMITH, is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said THOMAS R. SMITH, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation; and said instrument is executed for and on behalf of said Partnership.

Witness my hand and notarial seal, this the 15th day of August, 1991.



My commission expires April 23, 1992

Sharon F. Giddens
Notary Public

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing certificate of Sharon F. Giddens,
Notary Public, Forsyth County, N.C.
is certified to be correct. This the 16th day of August, 1991.

L.E. SPEAS - REGISTER OF DEEDS

BY: Jessie Golden
Deputy/Assistant