



STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

D E E D

THIS DEED made this 17th day of March, 1993, by and between ZACHARY REALTY COMPANY, a North Carolina corporation of Forsyth County, North Carolina, GRANTOR; and P & S INVESTMENT PROPERTIES, a North Carolina General Partnership, of Forsyth County, North Carolina, Grantee:

W I T N E S S E T H :

THAT 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, County of Forsyth, State of North Carolina, and more particularly described as follows:

TRACT NO. 1: Beginning at an iron stake in the northern boundary line of that lot described in Deed Book 951, page 377, in the Office of the Register of Deeds of Forsyth County, North Carolina, said iron stake being North 85 deg. 18 min. West 8.69 feet from the northeast corner of said lot, and running thence along a new line, South 36 deg. 10 min. West 61.74 feet to an iron stake in the northern boundary line of Whitaker; thence along the northern boundary line of Whitaker, North 85 deg. 20 min. West 129.06 feet to a point; thence along a new line, North 36 deg. 10 min. East 61.84 feet to an iron stake in the northern boundary line of Coggins; thence South 85 deg. 18 min. East 128.99 feet to the point and place of beginning, same being a portion of that lot described in the hereinabove referred to deed.

Being the same property conveyed to Convenience Foods, Inc. by deed from Jyles J. Coggins and wife, Frances Lyon Coggins, dated January 10, 1968, and recorded in Deed Book 958, page 160.

TRACT NO. 2: Beginning at an iron stake in the northeastern right-of-way line of Robin Hood Road, said iron stake being South 53 deg. 50 min. East 65 feet from the westernmost corner of that 3.2 acre tract of land described in Deed Book 747, page 405, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence North 36 deg. 10 min. East 39.82 feet to a point in the southern boundary line of Coggins; thence along the southern boundary line of Coggins, South 85 deg. 20 min. East 129.06 feet to an iron stake; thence along a new line, South 36 deg. 10 min. West 107.28 feet to an iron stake in the northeastern right of way line of Robin Hood Road; thence along the

Prepared by Petree Stockton
1001 West Fourth Street Winston-Salem, NC 27101
By Richard E. Glaze

BK 1773 P 4143

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#266.00
Real Estate
Excise Tax



FORSYTH

STATE OF
NORTH
CAROLINA

northeastern right-of-way line of Robin Hood Road North 53 deg. 50 min. West 110 feet to the point and place of beginning, same being a portion of that 3.2 acre tract of land described in the hereinabove referred to deed.

Being the same property conveyed to Convenience Foods, Inc. by deed from John C. Whitaker, et al, dated January 15, 1968, recorded in Deed Book 958, page 156.

Tracts 1 and 2 above being the same property conveyed to Zachary Realty Company by deed from Convenience Foods, Inc., dated December 4, 1968, recorded in Deed Book 0980, page 377, Forsyth County Registry and also being designated as Lot 107 of Tax Block 3410 on the tax records of Forsyth County.

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:

Easements and restrictions of record, if any, and 1992 ^{REG} ad valorem tax, ~~which is to be pre-rated as of closing.~~ ^{REG}

IN WITNESS WHEREOF, Grantor 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.

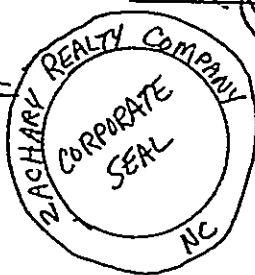
ZACHARY REALTY COMPANY, a North Carolina corporation

BY

President

ATTEST:

John F. Leford
Secretary



BK1773 P4145

STATE OF ~~NORTH CAROLINA~~ ^{TENNESSEE} -- COUNTY OF ~~FORSYTH~~ ^{HAMILTON}

This 17th day of MARCH, 1993, personally came before me, BRENDA ODESSA BONDS, a notary public, Jean F. Ledford, who, being by me duly sworn, says that he knows the common seal of ZACHARY REALTY COMPANY, and is acquainted with Joe F. Hildreth who is the President of said Corporation, and that he, the said Jean F. Ledford, is the Secretary of the said Corporation, and saw the said President sign the foregoing or annexed instrument, and saw the said common seal of said Corporation affixed to said instrument by said President, and that he, the said Secretary, signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

WITNESS my hand and official seal this 17th day of MARCH, 1993.

Brenda Odessa Bonds
Notary Public

My Commission Expires:

9-22-93

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STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Brenda Odessa Bonds ^(here give name and official title of the officer signing the certificate passed upon)

HAMILTON CO TN

is (are) certified to be correct. This certificate is for 19 day of Mar 1993

FILED FOR
RECORDATION
AND INDEXED

L. E. Speas, Register of Deeds

By Rita [Signature] Deputy Assistant

Probate and Filing Fee \$ '93 MAR 19 P1:10 paid.

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO NC

\$10.00pd Deborah Riddle