



FORSYTH COUNTY
1494

88-22-95



\$1940.00



Real Estate
Excise Tax

Excise Tax \$1,940.00

BK1868 P3657

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 AUG 22 AM 1:58

John Holleman
Register of Deeds
Forsyth Co. NC

100

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Tax Block 5351; Tax Lot 43C
Verified by County on the day of, 19....
by

Mail after recording to Maupin Taylor Ellis & Adams, P.A.

P. O. Drawer 19764, Raleigh, NC 27619

This instrument was prepared by John R. Barlow, II, PO Box 2888, Greensboro, NC 27402

Brief description for the Index

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 15th day of August, 1995, by and between

GRANTOR

JAMES L. TURNER of Forsyth County, North Carolina; and WACHOVIA BANK OF NORTH CAROLINA, N.A., a National banking association, BOTH IN THEIR CAPACITIES AS TRUSTEES OF THE JAMES L. AND MARY L. TURNER IRREVOCABLE UNITRUST

GRANTEE

T&M KERNERSVILLE DEVELOPMENT COMPANY, LLC, a North Carolina Limited Liability Company

102-C Commonwealth Court
Cary, NC 27511

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 Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem taxes for the year 1995 and thereafter; Easement to Duke Power recorded in Book 478, Page 5 & Book 793, Page 301; Right-of-Way to Dept. of Transportation recorded in Book 1725, Page 260; Easement to Town of Kernersville recorded in Book 1820, Page 3136; and, Annexation Ordinance recorded in Book 1835, Page 1168. This property is also subject to the right-of-way of N.C. Highway 150.

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.

WACHOVIA BANK OF NORTH CAROLINA, N.A., Trustee of the
James L. Turner and Mary L. Turner Irrevocable Unitrust
(Corporate Name)

By [Signature]
Vice President

ATTEST [Signature]
Asst. Secretary (Corporate Seal)

USE BLACK INK ONLY

[Signature] (SEAL)
James L. Turner, Trustee of the James L. Turner and
Mary L. Turner Irrevocable Unitrust

..... (SEAL)

..... (SEAL)

..... (SEAL)

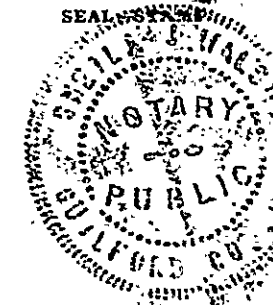


NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that James L. Turner, Trustee of the James L. Turner and Mary L. Turner Irrevocable Unitrust Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of August, 1995.

My commission expires: 02/05/99 [Signature] Notary Public



NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Linda S. Cox Secretary of Wachovia Bank of North Carolina, N.A., a National banking association,

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 [Signature] as its Secretary.

Witness my hand and official stamp or seal, this 15th day of August, 1995.

My commission expires: 02/05/99 [Signature] Notary Public

The foregoing Certificate(s) of Shirley J. Walsh NP
Guilford County, NC

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.

JOHN HOLLEMAN, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature] Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

Turner

BEGINNING at a point in the southern margin of the right-of-way of South Main Street - NC Highway 150, said point being located the following courses and distances from NC Grid Coordinates NAD '83 N-859,776.90; E-1,676,232.37: North 78° 04' 10" East 213.20 feet; North 10° 35' 40" West 18.60 feet; and North 02° 03' 51" East 412.63 feet to an iron rod in the southern margin of the right-of-way of South Main Street - NC Highway 150, the point and place of BEGINNING; and running thence with the southern margin of the right-of-way of South Main Street - NC Highway 150, North 68° 24' 38" East 209.38 feet to a point in the southern margin of the right-of-way of South Main Street - NC Highway 150, a corner with Dr. James L. Turner and wife, Mary L. Turner; thence a line with the Turners, South 03° 10' 08" East 309.97 feet to a point, a corner with the Turners; thence another line with the Turners, South 86° 45' 02" East 113.37 feet to a point, a corner with the Turners; thence another line with the Turners, North 03° 26' 21" East 124.00 feet to a point, a corner with the Turners; thence another line with the Turners, North 86° 45' 02" West 102.58 feet to a point, a corner with the Turners; thence another line with the Turners, North 03° 10' 08" West 196.32 feet to a point in the southern margin of the right-of-way of South Main Street - NC Highway 150; thence with the southern margin of the right-of-way of South Main Street - NC Highway 150, North 68° 24' 38" East 207.86 feet to a point in the southern margin of South Main Street - NC Highway 150; thence with the lines of M.B. Simpson, Jr., G.C. Page, Page & Simpson, License Association, and Town of Kernersville, South 03° 26' 00" West 1408.62 feet to an axle, a corner with Page; thence with the line of Page, South 81° 54' 11" West 184.60 feet to an existing iron pin in the line of Page, a corner with Charles M. Lynch; thence with the line of Lynch, North 10° 35' 40" West 871.36 feet to an existing iron pin in the line of Angell (passing to and through an axle at 852.76 feet); thence with the line of Angell, North 02° 03' 51" East 412.63 feet to an iron rod, the point and place of BEGINNING, and being shown as Tract II as shown on a survey by Borum Wade & Associates, P.A. entitled, "Boundary Survey for Kernersville Shopping Center", dated April 25, 1995, revised August 15, 1995, and being the same property conveyed to James L. Turner, Trustee of the James L. Turner and Mary L. Turner Irrevocable Unitrust in deed recorded in Book 1817, at Page 3473, Forsyth County Registry.

PK1868 P3659