

BK1934 P3832

FORSYTH CO. NC 83 FEE: \$ 10.00
PRESENTED & RECORDED: 02/12/1997 2:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
STATE OF NC REAL ESTATE EXTX: \$ 16.00

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee, PO Box 20189
Winston-Salem, NC 27120

PROPERTY ADDRESS: 310-312 East Sixteenth Street, Winston-Salem, NC
BLOCK: 231 LOT: 206

NORTH CAROLINA)
FORSYTH COUNTY) NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 3rd day of February, 1997 by and between B & B REALTY, a North Carolina General Partnership, hereinafter referred to as "Grantor" and SAM C. OGBURN REAL ESTATE COMPANY, INC., a North Carolina corporation, hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT the Grantor, in consideration of One Hundred and No/100 (\$100.00 & OVC) 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 in Winston Township, more particularly described as follows:

BEGINNING at an axle at the intersection of the southern right-of-way line of Sixteenth Street with the western right-of-way line of a 15-foot alley; thence along the western right-of-way line of said alley South 02° 26' 45" West 89.63 feet to an iron at the northeastern corner of the property of St. James A.M.E Church as described in deed recorded in Book 882 at Page 502, Forsyth County Registry; thence from said beginning point along north line of said Church property North 87° 30' 00" West 50.00 feet to an iron at the southeast corner of property of Henry F. Craver, Jr. as described in deed recorded in Book 1301 at Page 895, Forsyth County Registry; thence along Craver's east line North 02° 34' 00" East 90.00 feet to a rebar in the southern right-of-way line of Sixteenth Street; thence along the southern right-of-way line of Sixteenth Street South 87° 04' 44" East 49.81 feet to the point and place of BEGINNING and being identical property as described in deed recorded in Book 1583 at Page 1698, Forsyth County Registry, all according to survey of Larry L. Callahan dated January 30, 1997.

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This conveyance is made subject to easements and restrictions, if any, of record and 1997 taxes.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN TESTIMONY WHEREOF, William M. Butler, Jr., General Partner of B & B REALTY, a North Carolina General Partnership, has hereunto set his hand and adopted seal.

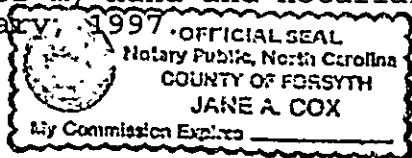
B & B REALTY, a North Carolina
General Partnership

By: William M. Butler Jr. [SEAL]
WILLIAM M. BUTLER, JR.
General Partner

STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public in and for Forsyth County and State of North Carolina, do hereby certify that William M. Butler, Jr., General Partner of B & B Realty, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

WITNESS my hand and notarial stamp or seal, this the 12th day of February, 1997.



Jane A. Cox
NOTARY PUBLIC

My commission expires:
6-22-2000

STATE OF NORTH CAROLINA-Forsyth County

The foregoing certificate of Jane A. Cox is (are) certified to be correct.

This the 12th day of February, 1997.

DICKIE C. WOOD, REGISTER OF DEEDS
FOR FORSYTH COUNTY

BY: [Signature]
Deputy Assistant