

BK1934 P3834

FORSYTH CO. NC 84 FEE: \$ 10.00
PRESENTED & RECORDED: 02/12/1997 2:42PM
DICKIE C. WOOD REGISTER OF DEEDS BY: EDWARD
STATE OF NC REAL ESTATE EXT: \$ 16.00

DRAFTED BY: Norman L. Nifong

MAIL FUTURE TAX BILLS TO: Grantee

PROPERTY ADDRESS: 329-331 East Fifteenth Street, Winston-Salem, NC
BLOCK: 231 LOT: 110

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 REAL ESTATE TITLES, 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 a star drill hole in a concrete driveway located in the northern right-of-way line of Fifteenth Street, the southwest corner of the property of Sandra L. Jacobs as described in deed recorded in Book 1770 Page 2041, Forsyth County Registry; thence from said beginning point along the northern right-of-way line of Fifteenth Street North 87° 09' 55" West 50.00 feet to an iron, a corner with another tract owned by Grantor; thence North 02° 50' 05" East 140.00 feet to an iron in the southern right-of-way line of a 10-foot alley; thence along the southern right-of-way of said alley South 87° 09' 55" East 50.00 feet to an iron, the northwest corner of the aforementioned Jacobs' property; thence along Jacobs' west line South 02° 50' 05" West 140.00 feet to the point and place of BEGINNING and being part of Lots 18 and 19, Block 8, as shown on Map of Bramlette Place recorded in Plat Book 8 at Page 5 in the Office of the Register of Deeds of Forsyth County, North Carolina, 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.

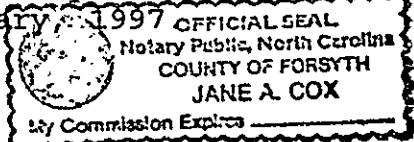
B & B REALTY, a North Carolina
General Partnership

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, N.P. 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