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Drafted by: Philip E. Searcy

Mail to: Grantee 717 W. First St Winston-Salem, NC 27101
(Name) (Street and Number) (City) (State) (Zip)

Mail future tax bills to: Grantee
(Name) (Street and Number) (City) (State) (Zip)

THIS DEED Made this the 16 day of March-April, 1986 by Rubin L. Flippin and wife, Betty J. Flippin

_____ of Forsyth County, North Carolina, parties of the first part, to T&T Properties, a North Carolina Partnership

_____ of Forsyth County, North Carolina, party of the second part;

Witnesseth that the said parties of the first part, in consideration of (\$10.00 & OVC-----) The Dollars and Other Valuable Consideration to be paid by the said party of the second

part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do bargain, sell and convey unto the said party of the second part and its heirs a tract or parcel of land in Forsyth County, North Carolina, in Winston Township, and bounded as follows:

Being known and designated as Lot 1 in Block G as shown on map of Morningside Manor Section 2 recorded in Plat Book 18, page 103 (also page 172) in the Office of Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.



PROPERTY ADDRESS 1250 Peachtree Street, Winston-Salem, NC BLOCK 2542 LOT 001

The above land was conveyed to grantor by Gwendolyn D. Cason (See Book No. 988 Page 631) TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and its heirs and assigns forever. And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

IN TESTIMONY WHEREOF the said parties of the first part do hereunto set their hands and seals
Rubin L. Flippin (Seal) Betty J. Flippin (Seal)

STATE OF NORTH CAROLINA Forsyth County
I, Jean B. Willis, a Notary Public of Forsyth County, North Carolina, do hereby certify that Rubin L. Flippin and Betty J. Flippin grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance Witness my hand and notarial seal or stamp this the 16th day of April, 1986
(Notarial Stamp or Seal) My commission expires March 26, 1991 Jean B. Willis, Notary Public

STATE OF NORTH CAROLINA - Forsyth County
I, _____ a Notary Public of Forsyth County, North Carolina, do hereby certify that grantor(s), each personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance (Notarial Stamp or Seal) Witness my hand and notarial seal or stamp this the _____ day of _____, 19____
My commission expires _____, 19____, Notary Public

STATE OF NORTH CAROLINA - Forsyth County
The foregoing (or annexed) certificate of _____ is (are) certified to be correct. This the _____ day of _____, 1986
STAMPS \$ 3.00
Probate and filing fee \$ 5.00 paid

APR 18 11 17 AM '86 L. E. Speas, Register of Deeds

L. E. SPEAS, Capital Clinard Deputy Assistant
REGISTER OF DEEDS
FORSYTH CTY., N.C.

1537 P 0395