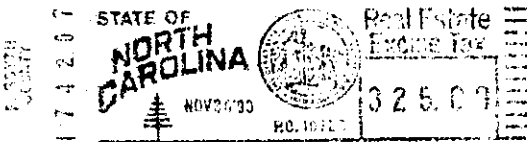


BK1705 P2534

PRESENTED FOR
REGISTRATION
AND RECORDING

24

'90 NOV 30 10:16

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.112.0000
DE

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19.....
 by

Mail after recording to Petree Stockton & Robinson (Box)

This instrument was prepared by Stephen A. Johnson

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of November, 19 90, by and between

GRANTOR

GRANTEE

L. P. MORRIS COMPANY

J & F PARTNERSHIP, a North Carolina
General Partnership

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 a one-half (1/2) undivided certain lot or parcel of land situated in the City of, interest in 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. one-half (1/2) undivided interest in said

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, restrictions and Deeds of Trust of record, if any. Any other matters of record.

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.

P. MORRIS COMPANY
(Corporate Name)
J. Frank Morris
President
James L. Morris
Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that *J. Frank Morris*

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this *29* day of *November*, 19*90*.

My commission expires: *January 25, 1992* *Deborah L. Manning* Notary Public

SEAL-STAMP

NORTH CAROLINA, *Forsyth* County.

I, a Notary Public of the County and State aforesaid, certify that *James L. Morris*

personally came before me this day and acknowledged that he is *James L. Morris* Secretary of

P. MORRIS COMPANY a North Carolina corporation, and that by authority duly

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 *him* as its Secretary.

Witness my hand and official stamp or seal, this *29* day of *November*, 19*90*.

My commission expires: *Jan. 25, 1992* *Deborah L. Manning* Notary Public

The foregoing Certificate(s) of *Deborah L. Manning N.P. Forsyth Co. 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.

L. E. SPEAS, REGISTER OF DEEDS

FORSYTH

REGISTER OF DEEDS FOR

COUNTY

By *Jessie Golden* Deputy/Assistant - Register of Deeds

Tract I:

BEGINNING at an iron in the eastern line of W.P. Harrison and wife, Mary, as described in deed recorded in Deed Book 863 at page 525, in the Office of the Register of Deeds of Forsyth County, North Carolina, and known as Lot 6, Tax Block 2401 of the Forsyth County Tax Maps, said iron being South 47° 53' 47" East 396.59 feet from an iron at the southwest intersection of Stratford Road and a 40-foot driveway easement; running thence North 13° 01' 07" East 22.89 feet to a railroad spike, said spike being at the centerline of a 40-foot driveway easement; thence with the centerline of said 40-foot driveway easement, North 73° 56' East 241.70 feet to a railroad spike; thence South 16° 04' 00" East 235.28 feet to an iron in the northern right-of-way line of the Southern Railway; thence with the northern right-of-way line of Southern Railway South 73° 59' 03" West 119.26 feet to an iron, said iron being the southeast corner of the aforementioned W.P. Harrison property; thence with the eastern line of Harrison North 47° 53' 47" West 253.26 feet to the point and place of BEGINNING. Being Lots 7G and 308 as shown on map entitled, "Property of The Crosscourt Company," by John G. Bane, dated July 28, 1982, and by him designated as Job No. 7480.

Together with all right, title and interest in and to easements of ingress and egress described as Second, Third and Fourth Tracts in deed recorded in Book 745 at page 417 and easements of ingress and egress described as Second and Third Tracts in deed recorded in Book 724 at page 313, Forsyth County Registry.

The Property described above is subject to the permanent right of ingress and egress of other property owners utilizing the 40-foot right-of-way extending from South Stratford Road to a point in the southern line of N.C. State Highway and Public Works Commission property.

Tract II:

BEGINNING at a railroad spike in the northern right-of-way line of a 40-foot driveway easement at the southeast corner of the W.P. Harrison property known as Lot 313 of Tax Block 2401 of the Forsyth County Tax Maps; running thence with the eastern line of the W.P. Harrison property North 16° 04' 24" West 90.69 feet to a right-of-way monument in the southern right-of-way line of Interstate 40; thence with the southern right-of-way line of Interstate 40 the two (2) following courses and distances: North 78° 27' 15" East 198.954 feet to an iron and South 76° 14' 23" East 191.02 feet to an iron, said iron being the point of intersection of the southern right-of-way line of Interstate 40 with the centerline of a 40-foot driveway easement described in Deed Book 745 at page 417 as parcels 3 and 4; running thence with the centerline of said 40-foot driveway easement South 73° 56' 00" West 364.04 feet to a railroad spike; thence North 16° 04' 24" West 20.00 feet to the point and place of BEGINNING. Being shown as Lots 7X and 305 on map entitled, "Property of The Crosscourt Company," by John G. Bane, dated July 28, 1982, and by him designated as Job No. 7480.

Together with all right, title and interest in and to easements of ingress and egress described as Second, Third and Fourth Tracts in deed recorded in Book 745 at page 417 and easements of ingress and egress described as Second and Third Tracts in deed recorded in Book 724 at page 313, Forsyth County Registry.

The property described above is subject to the permanent right of ingress and egress of other property owners utilizing the 40-foot right-of-way extending from South Stratford Road to a point in the southern line of N.C. State Highway and Public Works Commission property. 