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BK1796 P1029

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PRESENTED FOR
REGISTRATION
AND RECORDED

Prepared by: Thomas T. Crumpler
Return to: Allman Spry Box

'93 SEP 15 P3:25

NORTH CAROLINA)
FORSYTH COUNTY)

WARRANTY DEED

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

THIS DEED is made this 15th day of September, 1993, by and between J & F PARTNERS, a North Carolina general partnership (hereinafter "Grantor") and L. P. MORRIS COMPANY, a North Carolina corporation (hereinafter "Grantee"). 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, a one-half (1/2) undivided interest in all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina, more particularly described on Exhibit A which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid one-half (1/2) undivided interest in said 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 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, rights of way and restrictions of record, if any, and 1993 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

J & F PARTNERS, a North Carolina general partnership

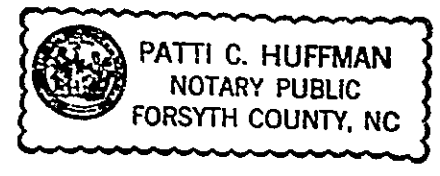
Tax Lots 7G & 30B
Block 2401
130 Shadford Ct.
Winston-Salem, NC

By: J. Frank Morris (SEAL)
General Partner
By: James L. Morris (SEAL)
General Partner

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, PATTI C. HUFFMAN, a Notary Public of the county and state aforesaid, do certify that J. Frank Morris & James L. Morris, general partner of J & F PARTNERS, a general partnership, personally came before me this day and acknowledged the execution of the foregoing instrument as a duly authorized and ratified act of said partnership.

WITNESS my hand and notarial seal, this the 15 day of Sept., 1993.



Patti C. Huffman
Notary Public

My commission expires:

12/3/95

FORSYTH COUNTY

09-15-93



\$550.00
Real Estate
Excise Tax

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STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate _____ of Patti C. Huffman, N.P. Forsyth Co. NC
(here give name and official title of the officer signing the certificate _____ passed upon)

is (are) certified to be correct. This the 15 day of September 19 93.

L. E. Speas, Register of Deeds

By Abraham Reddick Deputy Assistant

Probate and Filing Fee \$ _____ paid.

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EXHIBIT "A"

Tract 1:

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 known 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.