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PREPARED BY: W. N. / La Jun

NORTH CAROLINA )

DEED FORSYTH COUNTY )

THIS DEED, made this 1st day of January , 197 by THRIFT COURTS, INC., a corporation of Perry, Houston County, Georgia, party of the first part, to 0 & A, INC., a corporation of Winston-Salem, Forsyth County, North Carolina, party of the second part,

## WITNESSETH:

THAT said party of the first part in consideration of Ten Dollars and other valuable considerations (\$10.00 & o.v.c.) to it paid by party of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said party of the second part and its successors, heirs and assigns, a certain tract or parcel of land and all improvements thereon in Middlefork Township, Forsyth County, North Carolina, bounded as follows:

> Lying and being in Middlefork No. 1 Township and BEGINNING at an iron stake in the eastern right-of-way line of U. S. Highway 52, the same being south 28 deg. 30 mins. east 194.83 feet from the southeast intersection for North reet from the southeast intersection of North Carolina Highway 8 and U. S. Highway 52, and running thence North 88 deg. 12 mins. East 411.43 feet to an iron stake; thence North 07 deg. 41 mins, East 249.25 feet to an iron stake; thence South 76 deg. 06 mins, 40 sec. East 666.64 feet to an iron stake; thence South 04 deg. 04 mins. 10 sec. West 643.57 feet to an iron stake; thence South 89 deg. 42 to an iron stake; thence South 89 deg. 42 mins. West 523.00 feet to an iron stake; thence North 28 deg. 30 mins. West 360.00 feet to an iron stake; thence South 61 deg. 30 mins. West 199.75 feet to an iron stake in the eastern right-of-way line of U. S. Highway 52; thence with the eastern rightof-way line of U. S. Highway 52, North 28 deg. 30 mins. West 368.25 feet to an iron stake, the point and place of BEGINNING, same containing 12.88 acres, more or less, and being that same property described in Deed Book 902, at page 284, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This tract was conveyed to the grantor by L. E. Browder, Trustee, by a Trustee's Deed recorded in Deed Book 902, p. 284, Register of Deeds Office of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said party of the second part and its successors and assigns, to its only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said party of the second part and its successors and

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assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, except 1971 ad valorem taxes.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be affixed hereto.

THRIFT COURTS, INC.

ATTEST: HATE OF GEORGIA, CITY OF PERRY 1"71, personally came before ome a notary (Name of Secretary of Assistant Secretary) who, being by (Name of Secretary of Assistant Secretary)

me duly sworn, says that he knows the Common Seal of THRIFT

COURTS, INC., and is acquainted with

who is the President of said Corporation, and that he,

the said

Secretary of the said Corporation, and saw the said

President sign the foregoing instrument, and saw the Common

Seal of said Corporation affixed to said instrument by the said

President, and that he, the said

Signed his name in attestation of the

execution of said instrument in the presence of said execution of said instrument in the presence of said President of said Corporation. WITNESS my hand and notarial seal, this the S/ day, 1971. commission expires:

is (are) certified to be correct. This the 3/

STATE OF NORTH CAROLINA-Forsyth County The foregoing (or annexed) certificate\_\_ of...

> 19 77. \_\_\_day of\_

Probate fee 50¢ paid.

PRESENTED FOR REGISTRATION AND REG ROES

Mar 31 9 36 M '71

REGISTER OF DEEDS 300 00 S.C 1015 ME 050