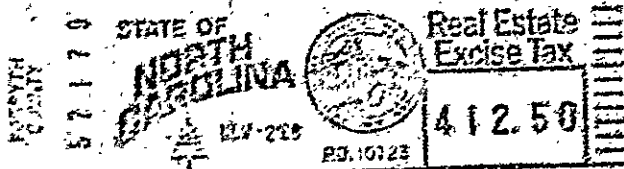


31



PRESENTED FOR
REGISTRATION
AND RECORDED

Nov 2 11 54 AM '88

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

J. #10.00 pd.
Recording Time, Book and Page

Excise Tax

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

Mail after recording to Parks Roberts' Box
Grantee's address: P. O. Box 42, Pfafftown, NC 27040
This instrument was prepared by John M. Harrington
Brief description for the Index Lot 210G, Block 3443

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of NOVEMBER, 19 88, by and between

GRANTOR

L.P. Morris Company, a North Carolina Corporation

GRANTEE

T & Q Properties, Inc., a North Carolina Corporation

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 certain lot or parcel of land situated in the City of Winston-Salem, Winston 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.

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 rights-of-way of record, if any, and 1988 ad valorem taxes to be prorated to date of closing.

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.

L.P. MORRIS COMPANY

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA, Forsyth County.

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

personally came before me this day and acknowledged that he is Secretary of

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

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 1 day of November, 1988

My commission expires: Susan V Reynolds Notary Public

The foregoing Certificate(s) of Susan V Reynolds, N.P., Guilford 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.

By L.E. Spear REGISTER OF DEEDS FOR Forsyth COUNTY

By Pat Jones Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Beginning at an iron in the south right-of-way line of the Southern Railroad, located at the northwest corner of Tax Lot 210F, Block 3443, described in deed recorded in Book 1478, Page 1828, Forsyth County Registry; running thence with the west line of said Lot 210F South 03° 33' West 340.21 feet to an iron at the southwest corner of said Lot 210F, located in the south right-of-way line of Phoenix Road (60 foot access and utilities easement); thence with said right-of-way line South 86° 27' West 201.56 feet to an iron at the southeast corner of Tax Lot 210C, Block 3443, described in deed recorded in Book 1460, Page 699, Forsyth County Registry; thence with the east line of said Lot 210C North 03° 33' 20" West 340.24 feet to an iron at the northeast corner of said Lot 210C, located in the south right-of-way line of the Southern Railroad; thence with said Railroad right-of-way North 86° 26' 20" East 201.54 feet to the point and place of Beginning, being further known and designated as Tax Lot 210G, Block 3443, Forsyth County Tax Maps, as presently constituted, and being the same property as shown on plat prepared for Frank M. Tharpe, Jr. and Martin W. Quadland T/A M & M Properties by Michael E. Gizinski, dated October 11, 1988, and having as a property address: 7620 Phoenix Road, Winston-Salem, North Carolina.

TOGETHER WITH all easements and rights-of-way appurtenant to said property, includnig, but not limited to, those easements described in deed to Grantor dated January 22, 1982, recorded in Book 1353, Page 1248, Forsyth County Registry, and those easements reserved by Grantor in deed from Grantor to Winston-Salem Industries for the Blind, Inc. recorded in Book 1478, Page 1828, Forsyth County Registry.

The grantor hereby releases all rights under lease recorded in Book 1557, page 1047 in the Forsyth County Registry.

BOOK 1653 P 3116