

2007025045 00033

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX**\$446.00**

PRESENTED & RECORDED:

05-01-2007 09:39 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2749**PG:2011-2013**

ENVELOPE

GENERAL WARRANTY DEED

Drawn by and after recording please return to:

Harold W. Beavers, Esq.
127 N. Greene St., 3rd Floor
Greensboro, NC 27401

Tax Stamps: \$ 446.00

THIS DEED, made on this the 30th day of April, 2007, by **ARRELL L. MOORE** and wife, **ROSALEE MOORE**, hereinafter referred to as "Grantor," and **Z & S HOSPITALITY, INC.**, having a permanent mailing address of: 3627 Densbury Drive, High Point, North Carolina 27260, hereinafter referred to as "Grantee."

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto Grantee, its successors and assigns, that certain tract or parcel of land in the City of Winston-Salem, Forsyth County, North Carolina, and being described as set forth on attached Exhibit A.

THE GRANTOR SPECIFICALLY RESERVES, however, an easement in favor of Grantor, their heirs, successors and assigns, for the use and maintenance of an existing 4-inch drain line which presently crosses the subject property and serves other property of the Grantor, provided that such easement shall be subject to modification upon thirty (30) days' notice by the Grantee, its successors and assigns, in the event the location of said existing drain line would interfere with any future construction or modification of improvements upon the subject property.

The property is conveyed subject to all ad valorem taxes against the same for the current year, and subject to all easements, restrictions and public utility rights-of-way of record against the same.

TO HAVE AND TO HOLD the above-described property, together with all privileges and appurtenances thereunto belonging, unto Grantee and the successors and assigns of Grantee, in fee simple forever.

And Grantor covenants with Grantee that they are the owners of the property and have the right to convey the same in fee simple; that said property is free and clear of all encumbrances except as herein stated, and that they will warrant and defend the title to the property against the lawful claims of all persons whomsoever.

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

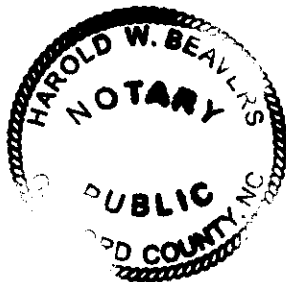
Arrell L. Moore (SEAL)
Arrell L. Moore

Rosalee Moore (SEAL)
Rosalee Moore

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

NOTARY
ACKNOWLEDGMENT

I, HAROLD W. BEAVERS, a Notary Public in and for said County and State, do hereby certify that on this 30th day of April, 2007, before me personally appeared Arrell L. Moore and wife, Rosalee Moore, personally known to me or proved to me by satisfactory evidence to be the persons whose names are signed on the preceding or attached record, and acknowledged to me that they signed it voluntarily for its stated purpose.



Harold W. Beavers
HAROLD W. BEAVERS, Notary Public

My Commission Expires: 6/17/09

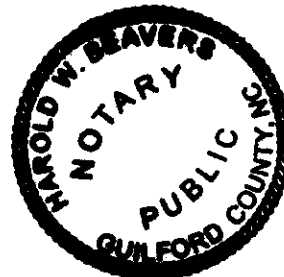


EXHIBIT A

Lying and being located in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the western right-of-way margin of South Main Street, said existing iron pipe marking the northwest corner of the intersection of Rowan Street (formerly Rowan Avenue) and South Main Street (formerly Thomas Road), as shown on the Map of Hickory Grove Subdivision as per plat recorded in Plat Book 12, Page 7, in the Office of the Register of Deeds of Forsyth County, North Carolina; and from said beginning point running thence along the northern right-of-way margin of Rowan Street, North $85^{\circ} 45' 32''$ West 133.00 feet to a new iron pipe; thence running North $03^{\circ} 33' 49''$ East 89.96 feet to a new iron pipe in the southern line now or formerly of Willie B. Tuttle; thence along the southern line now or formerly of Willie B. Tuttle South $85^{\circ} 50' 00''$ East 127.79 feet to an existing iron pipe in the western right-of-way margin of South Main Street; thence running along the western right-of-way margin of South Main Street South $00^{\circ} 03' 27''$ East 90.37 feet to the point and place of BEGINNING, as per map of survey thereof prepared by Gupton-Foster Associates, P. A., dated January 11, 1990, and bearing Job No. 5023-89A-2, the same being a portion of Lots 14, 15 and 16 of Block E of the said Hickory Grove Subdivision.