



FOR REGISTRATION REGISTER OF DEEDS
Wille L. Covington
DURHAM COUNTY NC
2012 OCT 11 12 26 28 PM
BK 7092 PG 68-73 FEE \$26 00
NC REV STAMP \$6 883 00
INSTRUMENT # 2012036191

NORTH CAROLINA

DURHAM COUNTY

PREPARED BY David S Kennett, Atty, P O Box 52394, Durham, NC 27717-2394

RETURN TO Grantee

Excise Tax \$6.883 00 Parcel ID 114579

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 10th day of October, 2012 by DIANNE STURDIVANT, unmarried, as GRANTOR, whose address is 208 Corcoran St, Durham, NC 27701 to CHAPEL HILL DURHAM NC LP as GRANTEE, whose address is 999 Shady Grove Rd, Suite 600, Memphis, TN 38120

WITNESSETH:

That Grantor for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee, their heirs, successors and assigns, in fee simple the real property located in Durham County, State of North Carolina (the "Property"), more particularly described as

See Exhibit A which is attached hereto and incorporated herein by reference

This is not the principal residence of Grantor

This conveyance is subject to those matters set forth on Exhibit B

To have and to hold, all and singular, the aforesaid property and all privileges and appurtenances thereto belonging to the said Grantee, her heirs, successors and assigns forever in fee simple

Grantor, for himself, his successors and assigns, hereby covenants with Grantee, her heirs, successors and assigns, that Grantor has done nothing to impair such title as Grantor received, and that Grantors will warrant and defend Grantee against the lawful claims of all persons claiming by, through or under Grantor

IN WITNESS WHEREOF, GRANTOR has executed this deed the day and year first above written

[SIGNATURE PAGE FOLLOWS]

Dianne Sturdivant

Dianne Sturdivant

STATE OF North Carolina

COUNTY OF Durham

I, David S Kennett, Notary Public, certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Dianne Sturdivant

Witness my hand and official stamp or seal, this 10th day of October, 2012

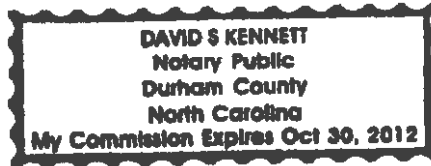
David S. Kennett

Notary Public

Print Name David S. Kennett

My Commission Expires 10/30/2012

(AFFIX NOTARY SEAL)



**EXHIBIT A
DESCRIPTION OF
Sturdivant Property**

DESCRIPTION of a 2.32 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina

Said parcel being more fully described as follows

BEGINNING AT A POINT, said point being an Iron Pipe at the northwesterly corner of property now or formerly owned by Ronnie L. & Diane Sturdivant as shown on PB 35 PG 40 recorded among the Durham County Register of deeds. Having a NC Grid NAD 83 coordinate of N 817761.36 E 2026267.08. Thence leaving said corner and traveling the following courses and distances: Thence North 88°13'43" East 173.34 feet to an Iron Pipe. Thence South 00°55'13" West 181.82 feet to an Iron Pipe set, South 87°41'17" East 87.55 feet to an Iron Pipe set, Thence South 02°18'43" West 124.00 feet to an Iron Pipe set, North 88°13'43" East, 4.50 feet to an Iron Pipe set, South 02°18'43" West 170.02 feet to an Iron Pipe set, Thence North 89°45'17" West 234.33 feet to an Iron Pipe set, North 02°47'43" East 171.00 feet to an Iron Pipe set, North 88°13'43" East 10.00 feet to an Iron Pipe set, North 02°47'43" East 58.30 feet to an Iron Pipe set, South 88°13'43" West 39.80 feet to an Iron Pipe set, North 00°34'43" East, 244.51 feet to the **POINT OF BEGINNING**

CONTAINING: 2.32 acres of land, more or less

August 17, 2012

C:\Documents and Settings\dkennett\My Documents\Sturdivant Property.docx

EXHIBIT B

- 1 Title to the Property hereinabove described is conveyed hereby expressly subject to the following the lien of ad valorem real property taxes for 2012 and easements, rights of way, covenants and restrictions of record

- 2 In conjunction with the completion of the multi-family housing improvements on the Property or any adjacent property owned by Grantee or its affiliates (the "Grantee's Property"). Grantee agrees to establish on the Grantee's Property a memorial honoring Ronnie Sturdivant (the "Memorial") The Memorial shall be of type and design chosen by Grantee, however, Grantee shall make reasonable efforts to obtain the approval of Grantor The Memorial shall be located in a public and prominent place on the Grantee's Property, but may be relocated to other similar locations on the Grantee's Property at the discretion of Grantee The Memorial shall remain on the Grantee's Property as long as the Grantee's Property is used for multi-family housing Grantor acknowledges that the existence of such Memorial shall be conclusive evidence that this condition has been fully and completely satisfied



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2012 OCT 11 12 26 28 PM
BK 7092 PG 74-78 FEE \$26 00
NC REV STAMP \$1.118 00
INSTRUMENT # 2012036192

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,118 00

Tax ID 101657 114578

Instrument Prepared by David S Kennett, Esquire, P O Box 52394, Durham, NC 27717-2394 (without title exam)
Return to Grantee

THIS DEED is made this 8th day of October, 2012, by and between

GRANTOR ERWIN DISTRIBUTING CORPORATION
Address P O Box 1971
Durham, NC 27701

GRANTEE CHAPEL HILL DURHAM NC LP as GRANTEE,
Address 999 Shady Grove Rd , Suite 600
Memphis, TN 38120.

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context)

WITNESSETH THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 land, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property")

See Exhibit A which is attached hereto and incorporated herein by reference.

This is not the principal residence of Grantor

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions

- 1 Title to the Property hereinabove described is conveyed hereby expressly subject to the following the lien of ad valorem real property taxes for 2012 and easements, rights of way, covenants and restrictions of record

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

[SIGNATURE PAGE FOLLOWS]

**EXHIBIT A
DESCRIPTION OF
Erwin Distributing Corp Inc. Property**

DESCRIPTION of a 0.38 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina

Said parcel being more fully described as follows

BEGINNING AT A POINT, said point being an Iron Pipe being 0.62' East of the Actual corner which falls in or near a brick wall. This corner is the Northwest corner of the Erwin Distributing property as shown on PB 13 PG 190 as recorded among the Durham County Register of Deeds. The point has a NC Grid NAD 83 coordinate of N 817766.72 E 2026440.35. Thence traveling the following courses and distances North 88°13'43" East, 69.21 feet to an Iron Pipe

Thence, along a curve to the right with a radius of 18.00 feet, for a distance of 27.67 feet, a chord bearing and distance of South 47°44'04" East 25.02 feet to an Iron Pipe,

Thence, along a curve to the right with a radius of 683.00 feet, for a distance of 71.64 feet, the chord bearing and distance of South 00°41'34" East 71.60 feet to an Iron Pipe,

Thence South 02°18'43" West 99.12 feet to an Iron Pipe set, Thence North 87°41'17" West 87.55 feet to an Iron Pipe set, Thence North 00°55'13" East 181.82 feet to the **POINT OF BEGINNING**

CONTAINING: 0.38 acres of land, more or less

August 17, 2012

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FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY NC
2012 OCT 11 12 26 28 PM
BK 7092 PG 79-82 FEE \$26 00
NC REV STAMP \$1,430 00
INSTRUMENT # 2012036193

Excise Tax \$1,430 00

Parcel Identifier No 114580

Mail after recording to Grantee

This instrument was prepared by Wall Esleeck Babcock LLP (GMY), 1076 West Fourth Street, Suite 100 Winston-Salem, NC 27101

[No title search requested or performed]

Brief description for the Index LT 613-617 West Chapel Hill Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of October, 2012 by and between

GRANTOR	GRANTEE
WISE INVESTMENTS LIMITED PARTNERSHIP, a North Carolina limited partnership	CHAPEL HILL DURHAM NC LP, a Delaware limited partnership
8311 Brier Creek Parkway, Suite 105-306 Raleigh, NC 27617	999 South Shady Grove Road, Suite 600 Memphis Tennessee 38120

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 Durham County, North Carolina and more particularly described as follows

See Attached

ATTACHMENT

BEGINNING at a point at the intersection of the inside line of the sidewalk on the east side of Vickers Avenue, with the inside line of the sidewalk on the south side of West Chapel Hill Street, North 89 degrees 48 minutes 16 seconds East 127.82 feet to the western boundary line of a 9 foot alley, thence along the western boundary line of said 9 foot alley South 2 degrees 19 minutes West 244.02 feet to a stake in the northern margin of another alley of 9 feet, thence with the northern margin of said 9 foot alley North 89 degrees 56 minutes West 47.25 feet to a stake in the line (formerly) of the Butler Estate, thence along the eastern boundary line (formerly) of said Butler Estate, North 2 degrees 30 minutes East 116.50 feet to a stake, thence along the northern boundary line (formerly) of said Butler Estate North 88 degrees 50 minutes West 92.50 feet to a point on the inside line of the sidewalk on the east side of Vickers Avenue, North 2 degrees 27 minutes East 114.98 feet to a point, thence North 48 degrees 33 minutes 22 seconds East to the place and point of BEGINNING and being shown as "Property of Kenan Oil Company" on survey by Credie Engineering Company, dated August 29, 1997, and being the identical property conveyed to Frank H Kenan by deed of record in Deed Book 124, Page 398, Durham County Registry. And being that property described as "J B Christian Estate" on plat of survey recorded in Plat Book 10, Page 136, Durham County Registry

127.82