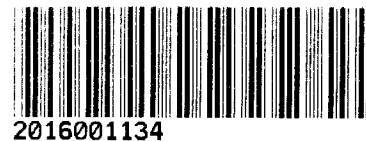


FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 JAN 13 04:13:29 PM
BK:7856 PG:586-587
DEED
FEE: \$26.00
EXCISE TAX: \$510.00
INSTRUMENT # 2016001134
SMMARSH



Excise Tax: \$ 510.00

North Carolina General Warranty Deed

Prepared by: Lisa M. Logan, Attorney at Law.

Return to: Grantee at Grantee address below.

Brief description for the Index: Emorywood parcels 209069, 133825, 209068, 209085

This Warranty Deed is made this 7 day of January, 2016 by and between the following parties:

GRANTOR

**First Tennessee Bank National Association,
As Successor By Merger to TrustAtlantic Bank**

Address: 165 Madison Ave. 1st Floor
Memphis TN 38103

GRANTEE

B. Wallace Design & Construction, LLC

Address: 117 Paladin Court
Durham NC 27713

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 context.

WITNESSETH

That the Grantor, for and in consideration of good and valuable consideration in hand paid to him by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns, in fee simple all that certain premises, lot or parcel of land situated or lying in the County of Durham, State of North Carolina, and described with more particularity as:

Being all of Lot 106 Emorywood Orchards, Phase I, per plat map recorded in Book 179, Page 344, Durham County; and

Being all of Lots 64 and 65 Emorywood Orchards recorded in Plat Book 179, Page 338, Durham County Registry; and

All of that 16.858 +/- acres identified by Durham County Parcel Reference Number 133825, PIN #0739-01-07-8766, Plat Book 179, Page 338, Durham County Registry.

Being the same property as conveyed by Deed recorded in Deed Book 7220, Page 660, Durham County Registry.

TO HAVE AND TO HOLD the above-described premises, lot or parcel of land, with all the appurtenances thereto belonging, to the Grantee in fee simple.

AND, the Grantor covenants with the Grantee, that the Grantor is seized of the premises, lot or parcel of land in fee simple and has the right to convey same in fee simple, that the title is fully marketable and free and clear from all encumbrances, with the exceptions noted below, if any; and that Grantor will fully warrant and fully defend the title to this real property as described above 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:

- Any and all recorded restrictions, easements, and covenants, and amendments thereto.
- 2016 real estate taxes not yet due and payable.
- Subject to matters set forth in the above referenced recorded plat.

This property was not the principal residence of the Grantor.

IN WITNESS WHEREOF, the Grantor has set his hand and seal hereunto, the day and year as first written herein above.

**First Tennessee Bank National Association
as Successor by Merger to TrustAtlantic Bank**

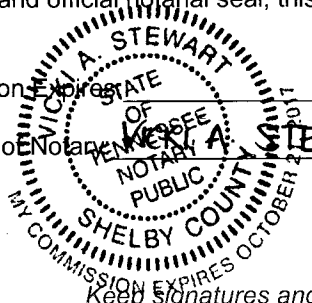
By: *Deanna D. Jones*
Printed Name: Deanna D. Jones, Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

I, VICKI A. STEWART, a Notary Public for the County of Shelby and the State of TENNESSEE, do hereby certify that the following person personally appeared before me this day, acknowledging to me that s/he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Deanna D. Jones, Vice-President, First Tennessee Bank National Association as Successor By Merger to TrustAtlantic Bank, being duly authorized to do so and as the act and deed of the entity herein named and with due authority of said entity.

Witness my hand official notarial seal, this the 17th day of January, 2016.
My Commission Expires 10/17/17
Vicki A. Stewart (SEAL)
Notary Public

Printed name of Notary VICKI A. STEWART



Keep signatures and notary seal leaving 1/2 inch border on page