

Excise Tax \$		Recording Time, Book and Page	
Tax Lot No.	Parcel Identifier No		
Verified by	County on the	day of	
by			
Mall after recording to John E Davenport, P A			
P O Box 938, Nashville, NC 27856			
This instrument was prepared by John E Davenport, Attorney			
Brief description for the Index			

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of April, 2003, by and between	
GRANTOR	GRANTEE
HORTENSE W. LEONARD, Widow	BRENDA L. DEANS AND DOUGLAS W. LEONARD, a fourteen- fifteenths undivided interest 824 Binker Drive Rocky Mount, NC 27804

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 Nashville Township, Nash County, North Carolina and more particularly described as follows:

ALL OF HER RIGHT, TITLE AND INTEREST, IT BEING A FOURTEEN-FIFTEENTHS UNDIVIDED INTEREST:

BEGINNING at an ash and hornbeam pointers, corner of Josiah A Vick's property on the bank of Stony Creek, thence a new line North 37-1/2° 1375 feet to a stake and birch pointer, corner of Josiah A Vick's property on the aforesaid Stony Creek, thence up stony Creek as it meanders to a leaning White Oak pointer on the South bank of said creek, corner of Tract Number 2 of the Whitaker and Etheridge Division, designated as Point B, thence with the line of Lot Number 2, South 37° 15' East 1206 feet to a stake, holly, hornbeam and stringwood pointers, thence up Stony Creek as it meanders to the BEGINNING, containing approximately 7 acres, more or less and being a partition of Mattie Whitaker's share of that certain tract or parcel of land devised to Mattie B Whitaker and others by the Last Will and Testament of Allison Etheridge, recorded in Will Book 9, Page 545, Nash County Registry See deed in Book 427, Page 213, Nash County Registry And being the identical property described in Deed recorded in Book 905, Page 119, Nash County Registry

SAVE AND EXCEPT:

There is excepted and reserved from the above described tract, the following described lot or parcel of land conveyed to Anthony T. Leonard et ux, by deed recorded in Book 1097, Page 47, Nash Registry, viz:

BEGINNING at a nail and cap in the center of S. R. 1302 in the line of Josiah A. Vick, as shown on map or plat hereinafter referred to, thence along the center of S. R. 1302 N 65° 49' E 100 feet to a nail and cap in the center of said road, thence continuing along the center of said road N 59° 24' E 103 feet to a nail and cap in the center of said road, a new corner for Hortense Leonard, thence along a new line for Hortense Leonard S. 33° 08' E 101 feet to an iron stake, thence S 21° 51' E 240 feet to an iron stake, thence S 35° 32' E 154 feet to an iron stake, thence S 57° 21' W 157.92 feet to an iron stake in the line of Josiah Vick; thence along the line of Josiah Vick N 33° 30' W 509 feet to a nail and cap in the center of S. R. 1302, the point of BEGINNING, containing 2 acres, according to survey and plat of William B. McIntyre, R. L. S., dated November 12, 1981

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The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1861, Page 130, Nash Registry

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 and Restrictions of record

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.

(Corporate Name)
By: _____

President
ATTEST: _____

Secretary (Corporate Seal)
USE BLACK INK ONLY
Hortense W. Leonard (SEAL)
HORTENSE W. LEONARD, Widow

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP NORTH CAROLINA, _____ Nash _____ County
I, a Notary Public of the County and State aforesaid, certify that _____
Hortense W. Leonard, Widow
personally appeared before me this day and acknowledged the execution of the foregoing instrument, _____ Grantor
hand and official stamp or seal, this 10 day of April _____
My commission expires: 8-8-2003 *Christine Hendricks* Notary Public
Christine Hendricks
NOTARY PUBLIC
NASH COUNTY, NC

SEAL-STAMP NORTH CAROLINA, _____ County
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ a North Carolina corporation, and that by authority duly
given 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 _____ As its _____ Secretary
Witness my hand and official stamp or seal, this _____ day of _____
My commission expires: _____ Notary Public

The foregoing Certificate(s) of _____
_____ 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.

REGISTER OF DEEDS FOR _____ COUNTY
By _____ Deputy/Assistant - Register of Deeds

North Carolina

Nash County

I, Michelle Radford, a notary public of Nash, County, North Carolina
certify that Christine Hendricks, personally appeared before me this day, and being duly sworn,
stated that in her presence Hortense W Leonard, (signed) (acknowledged the execution of) the
foregoing instrument

Witness my hand and official seal, this the 15th day of April, 2003

Michelle Radford
Notary Public

My commission expires 1-30-2006

**MICHELLE RADFORD
NOTARY PUBLIC
NASH CO., N.C.**

NORTH CAROLINA NASH COUNTY

The foregoing certificate _____ of _____
Michelle Radford only

(are) certified to be correct. This instrument was presented for registration and recorded in this
office on Book 1948 Page 4
this 15 day of April 2003 at 4:22 P M

BARBARA W. SASSER, REGISTER OF DEEDS

Barbara W. Sasser
Asst. Deputy Register of Deeds

23.00
920

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