

Filed and recorded in the Register of Deeds Office for
Henderson County, N. C. this 7 day of Jan, 1995
at 4:45 o'clock P. M. in Book 877 at page 393

STATE OF NORTH CAROLINA JUN-7'95 P.B. 10749

Real Estate Excise Tax = 70.00

7472

Neha Whitlock Male
Register of Deeds
By Brenda Sexton, Deputy

Excise Tax \$70.00

Recording Time, Book and Page

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

Mail after recording to *David K. Fox*

This instrument was prepared by *David K. Fox*

Brief description for the Index 8.426 Acres, Beddingfield Drive

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of June, 1995, by and between

GRANTOR

GRANTEE

Denver Franklin Beddingfield and
wife, Melba Jeane Beddingfield

Jerry Metcalf and wife,
Debra Metcalf
104 Serenity Circle
Hendersonville, NC 28792

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 _____, Green River Township, _____ Henderson County, North Carolina and more particularly described as follows:

BEGINNING at a point, said point being the southeastern most corner of the Summey tract fully described in Deed Book 362 at Page 587, Henderson County Registry, said point also being in the western right of way of Beddingfield Drive, also known as State Road 1288, thence from said BEGINNING point and down and with Beddingfield Drive a curve South 19 deg. 51 min. 12 sec. East, an arc of 175.80 feet, a radius of 542.95 feet and a chord of 175.04 feet; thence South 10 deg. 34 min. 39 sec. East 346.57 feet; thence a curve South 38 deg. 45 min. 29 sec. West, an arc 345.64 feet, a radius of 200.70 feet, and a chord of 304.48 feet; thence South 88 deg. 05 min. 37 sec. West 111.52 feet to the end of the State maintenance; thence South 01 deg. 35 min. 50 sec. East 30 feet; thence up and with a dirt road, the northern boundary of the Lively tract fully described in Deed Book 366 at Page 97, Henderson County Registry, the following calls: South 88 deg. 09 min. 11 sec. West 97.57 feet, North 78 deg. 07 min. 34 sec. West 47.59 feet, North 76 deg. 09 min. 58 sec. West 73.43 feet, North 81 deg. 21 min. 45 sec. West 35.07 feet, South 85 deg. 45 min. 10 sec. West 91.38 feet, North 86 deg. 03 min. 01 sec. West 107.71 feet, North 77 deg. 41 min. 27 sec. West 56.66 feet, North 66 deg. 42 min. 30 sec. West 56.48 feet, North 57 deg. 00 min. 27 sec. West 53.59 feet, North 45 deg. 56 min. 27 Sec. West 80.22 feet, and North 41 deg. 46 min. 26 sec. West 19.26 feet; thence with the Waggoner southern line as described in that deed found in Deed Book 458 at Page 401, Henderson County Registry, North 77 deg. 30 min. 31 sec. East 552.77 feet to a stone, said stone standing South 29 deg. 55 min. 03 sec. West from the D. L. Beddingfield headstone in the Beddingfield Cemetary as described in Deed Book 364 at Page 303, Henderson County Registry; thence South 83 deg. 25 min. 22 sec. East 165.51 feet to a pin; thence North 01 deg. 32 min. 30 sec. East 166.57 feet to a stone; thence South 89 deg. 43 min. 00 sec. West 55 feet to a pin, the southern

terminus of the cemetary access drive; thence North 47 deg. 25 min. 19 sec. West 280 feet, and North 19 deg. 57 min. 26 sec. West 107.35 feet to a point in the aforementioned Summey Tract; thence with the Southern line of the Summey Tract North 82 deg. 48 min. 13 sec. East 442.20 feet to a pin, the point and place of BEGINNING, and being 8.426 acres, more or less, being that tract previously conveyed by that deed found in Deed Book 657 at Page 749, Henderson County Registry and illustrated in that May 25, 1995 unrecorded plat by Steven L. Waggoner, Surveyor, entitled "Plat of Survey for Jerry Metcalf and wife, Debra Metcalf."

The property hereinabove described was acquired by Grantor by instrument recorded in
Deed Book 657, Page 749, Henderson County 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:

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

Denver Franklin Beddingfield (SEAL)
Denver Franklin Beddingfield

Melba Jeane Beddingfield (SEAL)
Melba Jeane Beddingfield

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Henderson County.

I, a Notary Public of the County and State aforesaid, certify that Denver Franklin Beddingfield and Melba Jeane Beddingfield Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of June, 1995.

My commission expires: March 8, 1999 *Delpha D. Nicholson* Notary Public
Delpha D. Nicholson

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, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of *Delpha D. Nicholson*

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.

Nedra Whitlock Myles REGISTER OF DEEDS FOR *Henderson* COUNTY
By *Brenda O. Sexta* Deputy/Assistant Register of Deeds