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Fee Amt: \$26.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Davis Register of Deeds

BK 1856 PG 268-270

By: Betty Shauington Deputy

Prepared by: Leressa Crockett, Esq.
Leressa Crockett, Esq., Attorney State of New Jersey

Φ-REV

DEED

THIS DEED is made on May 12, 2012,

Between: **CHARLES L. SMITH**
793 Communipaw Avenue
Jersey City, NJ 07304

Administrator of the Estate of SENIA SMITH a/k/a SENIA MANLEY SMITH,

Referred to as Grantor,

And

CHARLES L. SMITH (a married man)
793 Communipaw Avenue
Jersey City, NJ 07304

And

DIANE BERRY (a married woman)
122 Wilkinson Avenue
Jersey City, NJ 07305

Referred to as Grantees.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantees. This transfer is made for the sum of **ONE (\$1.00) DOLLARS**. The Grantor acknowledge receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Lot 66, Block 23501; Township of Louisburg, County of Franklin, State of North Carolina.

Property. The property consists of the land and all the buildings and structures on the land in the Township of Louisburg, County of Franklin and State of North Carolina. The legal description is:

SEE ATTACHED SCHEDULE A.

ALSO BEING KNOWN as 384 Bickett Blvd N, Louisburg, NC 27549.

TITLE to the Fee Simple estate or interest in the premises or property vested in CHARLES L. SMITH, Administrator of the Estate of SENIA SMITH a/k/a SENIA MANLEY SMITH. *Letters of Admin. issued by Hudson County Surrogate No. 54228, Docket No. 304490, on April 12, 2012. Luana Crockett, Esq.*

BEING SENIA SMITH, a/k/a SENIA MANLEY SMITH, died intestate on January 15, 2012 leaving no Will wherein CHARLES L. SMITH, her son, petitioned the Hudson County Surrogate's Court in New Jersey and was appointed Administrator.

BEING THE SAME PREMISES conveyed to SENIA MANLEY SMITH, originally acquired title by deed from Charlie Manley, her father, dated May 19, 1983, recorded May 25, 1983 in the Franklin County Clerk's Office in Deed Book 823, Page 217.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

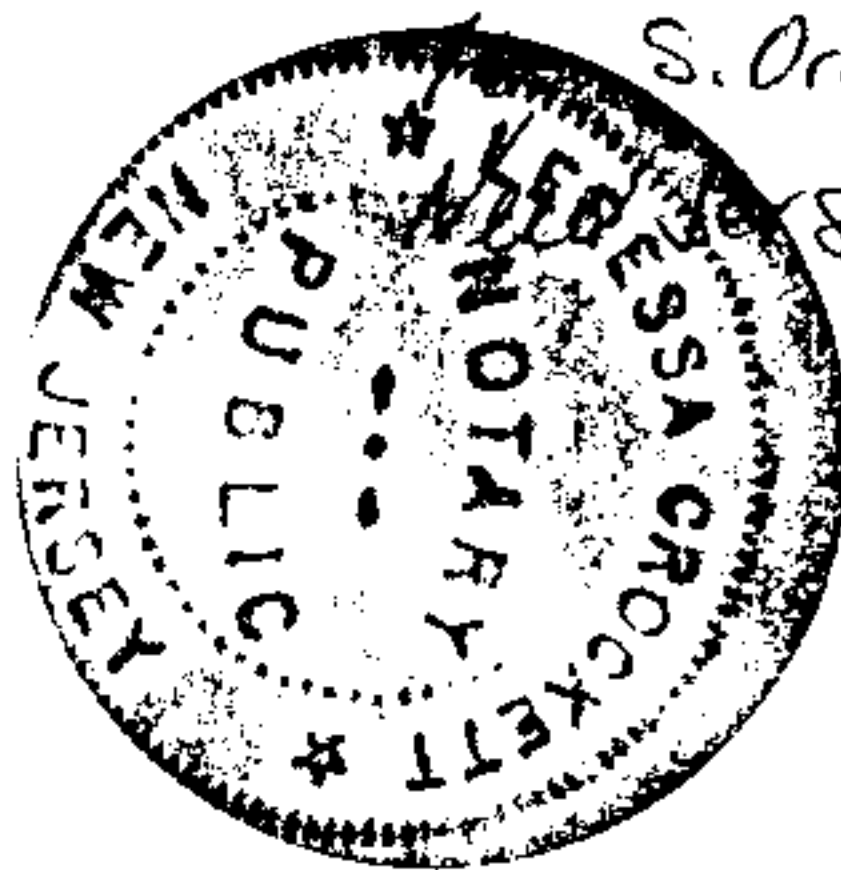
Signature. The Grantor signs this Deed as of the date at the top of the first page.

Personally appeared before
Witnessed by: *me on the 12th day of May, 2012*
Charles L. Smith.

Luana Crockett, Esq.
Luana Crockett, Attorney
State of New Jersey

[Signature]
CHARLES L. SMITH
Administrator

S. Orange Ave. #103



SCHEDULE A
LEGAL DESCRIPTION OF PROPERTY

Being that certain tract or parcel of land lying and being in Louisburg Township, Franklin County, North Carolina, and lying to the East of U.S. Highway 401 (Bickett Boulevard) and being bounded on the North by the lands of S.P. Massenberg, Vera Massenberg, and the Church, formally Thomas Day, and bounded on the East by an unnamed alley leading in a Southerly direction from Halifax Street and being bounded on the South by the lands of Hattie Little-john and on the West by Bickett Boulevard, and being a rectangular tract or parcel of land 60 ft. in width along Bickett Boulevard, and said unnamed alley and 145 ft. in length along the Northern and Southern Boundary.

The hereinabove described tract or parcel of land being a portion of the lands formerly owned by Bell Day Manley.