

Consideration: \$138,868.00
Tax Map No.: 100.-36
Grantees Address:
132 Carter Drive
Ferrum, Virginia 24088

Document Prepared by:
Clyde H. Perdue, Jr.
245 S. Main Street
Rocky Mount, Virginia 24151

THIS DEED made and entered into this the 21st day of May, 2004, by and between DAVID A. UNDERWOOD and SONIA S. UNDERWOOD, husband and wife, parties of the first part, Grantors, and LORETTA CARTER THOMPSON, party of the second part (Grantee).

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said parties of the first part, (Grantors) do hereby bargain, sell, deed, grant and convey with Covenants of General Warranty of Title and Modern English Covenants of Title unto LORETTA CARTER THOMPSON, party of the second part, Grantee, all that certain tract or parcel of land, situate, lying and being in the Blue Ridge Magisterial District of Franklin County, Virginia, fronting on State Secondary Route 778, and CONTAINING 21.162 ACRES, according to plat of survey prepared by Philip W. Nester, L. S., dated March 4, 1992, which plat of survey is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 510, at Page 635, and by this reference incorporated herein and made a part hereof for a more

complete and particular description of the subject property.

(Note: The subject property is carried on the current land records for Franklin County, Virginia, as tax map/parcel #100.-36).

AND BEING A PORTION of the property as acquired by the Grantors herein by Deed dated January 27, 1992, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 492, at Page 1386; not conveyed hereby is the one (1) acre parcel (befitted by an appurtenant easement) as re-acquired by the Grantor by Deed recorded in the aforesaid Clerk's Office in Deed Book 522, at page 1686).

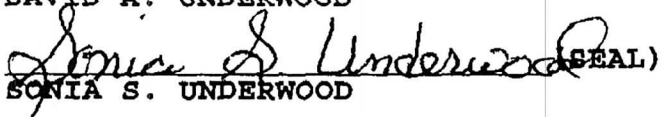
This conveyance is made subject to any and all easements, reservations, restrictions and conditions of record affecting the subject property; SPECIFICALLY HEREBY RESERVED unto the Grantor is a right of way and easement, twenty (20) feet in width, over, across and along the access road leading from Virginia Secondary Route 778 and unto the adjoining property of the Grantor (see Deed Book 522, at Page 1686; tax map/parcel #100.-36.6), the location being generally shown on plat recorded in Deed Book 510, at Page 635 -- said right of way and easement to run with the said land of the Grantor; and, reference is made to the following Deeds and Court Order as effect the subject property: Deed Book

510, at Page 635; Deed Book 510, at Page 637; Deed Book 510, at Page 641; Deed Book 510, at Page 647; Deed Book 699, at Page 302 and Deed Book 709, at Page 1183.

TO HAVE AND TO HOLD unto the said LORETTA CARTER THOMPSON, party of the second part, Grantee, her heirs and assigns, forever.

WITNESS the following signatures and seals.

 (SEAL)
DAVID A. UNDERWOOD

 (SEAL)
SONIA S. UNDERWOOD

STATE OF VIRGINIA AT LARGE

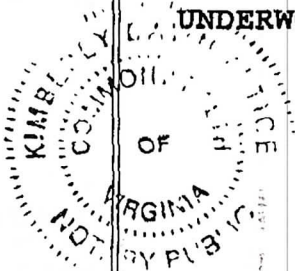
COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was signed and acknowledged before me this the 21st day of May, 2004, by DAVID A.

UNDERWOOD and SONIA S. UNDERWOOD.

My commission expires: June 30, 2006

Kimberly Dawn Altice
NOTARY PUBLIC



INSTRUMENT # 040005902
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON MAY 21, 2004 AT 3:05 PM
\$ 135.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$ 0.00 LOCAL: \$ 67.50
BY: Alice S. Hall CLERK
Cheryl S. Quinn (DC)

BK 0310 PG 00635

CORNER A TO CORNER B:

S. 87°09'40"E. 125.64'
S. 49°37'00"E. 43.37'
S. 36°20'00"E. 82.63'
S. 23°08'00"E. 78.19'
S. 19°08'30"E. 113.04'

CORNER B TO CORNER C:

S. 19°08'30"E. 74.20'
S. 13°28'55"E. 18.00'
S. 10°41'00"E. 48.00'
S. 40°08'40"E. 40.09'
S. 51°23'00"E. 51.27'
S. 15°16'00"E. 48.00'

CORNER C TO CORNER D:

S. 84°53'20"E. 83.49'
S. 80°59'35"E. 74.76'
S. 85°05'25"E. 176.95'
S. 82°50'00"E. 51.97'
S. 83°17'20"E. 40.23'
S. 48°22'00"E. 61.98'
S. 80°47'45"E. 43.80'
S. 54°37'00"E. 44.30'
S. 89°14'00"E. 69.24'

WILLIAM L. BELCHER
D.B. 357, PG. 1180

RALPH D. BARBUD
D.B. 374, PG. 80

RUTH M. THOMAS
D.B. 349, PG. 173

NOTES

- LEGAL REFERENCE: DEED BOOK 449, PAGE 657
- TAX REFERENCE: 100.00 - 036
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
- SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
- CHORD BEARINGS & DISTANCES, PROPERTY LINE, FOLLOWS CENTERLINE OF EXISTING DRIVE AND 20' R/W FROM CORNER A TO CORNER B TO CORNER C.
- CHORD BEARINGS & DISTANCES, CENTERLINE 20' R/W FOLLOWS CENTERLINE OF EXISTING DRIVE FROM CORNER C TO CORNER D.
- CHORD BEARINGS & DISTANCES, PROPERTY LINE FOLLOWS CENTERLINE OF OLD ROAD FROM CORNER E TO CORNER F.
- PROPERTY LINES ARE SUBJECT TO AGREEMENT WITH ADJACENTS.

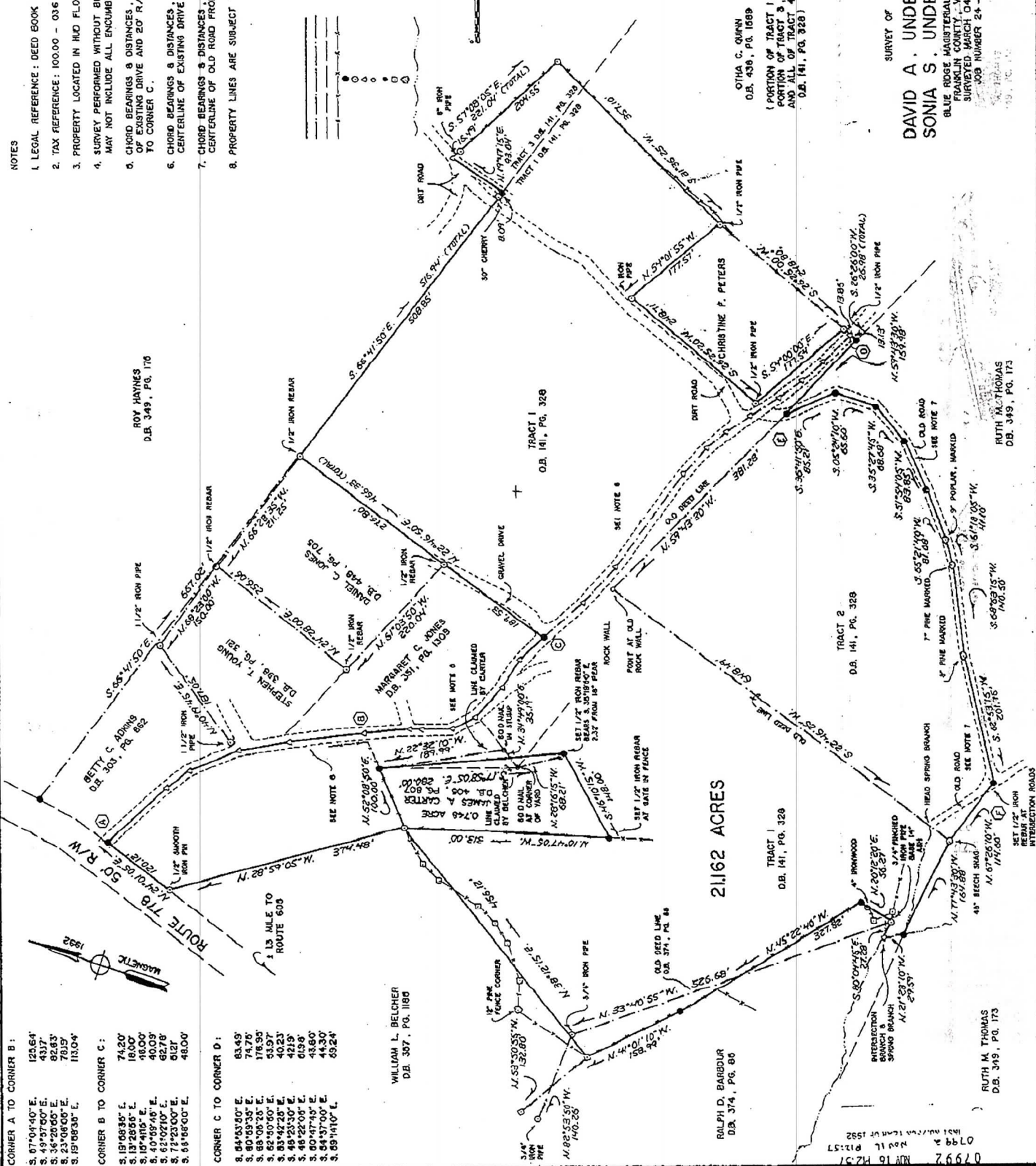
- LEGEND
- SURVEYED PROPERTY LINE
 - SURVEYED THE LINE
 - EXISTING FENCE LINE
 - SET 1/2" IRON REBAR
 - EXISTING FOUND IRON
 - CENTERLINE POINT
 - 500' NAIL
 - FENCE POST
 - TRIPLE MARKER
 - BRANCH

SCALE: 1" = 100'



SURVEY OF
DAVID A. UNDERWOOD
SONIA S. UNDERWOOD
BLUE RIDGE MAGNETICAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED 10/1/92
103 NUMBER 24-32

OTHA C. QUINN
D.B. 439, PG. 1689
PORTION OF TRACT 1,
PORTION OF TRACT 3,
AND ALL OF TRACT 4
D.B. 141, PG. 328



BK 0510 PG 00636

ST. TAX 58.1-801 (039)	\$	_____
LOCAL TAX (213)	\$	_____
TRANSFER FEE (212)	\$	_____
CLERK'S FEE (301)	\$	_____
PLATS (301)	\$	<u>10.00</u>
VSLF (145)	\$	_____
ST. TAX 58.1-802 (038)	\$	_____
LOCAL 58.1-802 (220)	\$	_____
LOCAL 58.1-802 (223)	\$	_____
TOTAL	\$	<u>10.00</u>

In the Clerk's Office of the Circuit
Court of Franklin County, Va., this
16 day of NOVEMBER, 1992, this
Instrument was presented with the
certificate of acknowledgement annexed
& admitted to record at 12:57 P.M.
The tax imposed under Sec. 58.1-802
has been paid.

Teste: Wm. J. Walker, Jr., Clerk.