

October 16, 2001

FORM 4

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Sec
Public Utility Holding Company Act of 1935 or Section 30(f) of the Investment

() Check here if no longer subject to Section 16. Form 4 or Form 5 obligations may continue.

1 Name and Address of Reporting Person *					2 Issuer Name and Ticker/Trading Symbol		6
Boddie B. Mayo					BNP Residential Properties, Inc. BNP		P
(Last)	(First)	(Middle)	3 IRS or Social Security Number of Reporting Person	4 Statement for Month/Year	(
1021 Noell Lane			Person	09/01	C		
	(Street 1)		(Voluntary)	5 If Amendment, Date of Original (Month/Year)		7	
	(Street 2)				F		
Rocky Mount	NC	27802					
(City)		(State)	(Zip)				

Table I - Non-Derivative Securities Acquired, Disposed of, or Benefic

1 Title of Security (Instruction 3)	2 Trans- action Date (Month/ Day) Year)	3 Trans- action Code (Instr 8) Code V	4 Securities Acquired (A) or Disposed of (D) (Instructions 3, 4, 5) Amount (A) Price (D)	5 Amount of Securities Beneficially Owned at End of Month (Instrs 3, 4)	6 F D In (
Common Stock, \$0.01 par value	9/24/01	P	4,400 A 10.29		
Common Stock, \$0.01 par value	9/24/01	P	375 A 9.94	4,775	
Common Stock, \$0.01 par value				65,648	
Common Stock, \$0.01 par value				139,671	

Reminder: Report on a separate line for each class of securities beneficially owned directly or
* If the form is filed by more than one reporting person, see Instruction 4(b)(v).

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Table II - Derivative Securities Acquired, Disposed of, or Benefici
(Puts, Calls, Warrants, Options, Convertible Securities)[illegible]

Explanation of Responses:

/s/ B. Mayo Bod

** Signature of Re

** Intentional misstatement or omissions of facts constitute Federal Criminal Violations.
See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: Transmit one copy of this Form to EDGAR, using a typed signature.
If space is insufficient, see Instruction 6 for procedure.