

December 31, 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)		--
	(Street 2)			5 If Amendment, Date of Original (Month/Year)	7
Rocky Mount NC 27802					F
(City)		(State)	(Zip)		

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned by the Company or its Subsidiaries

1 Title of Security (Instruction 3)	2 Trans- action Date (Month/ Day) Year)	3 Trans- action Code (Instr 8)	4 Securities Acquired (A) or Disposed of (D) (Instructions 3, 4, 5)	5 Amount of Securities Beneficially Owned at End of Month (Instrs 3, 4)	6
			Amount	(A) Price (D)	
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

1

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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.