

160
FORSYTH CO, NC FEE: \$ 10.00
PRESENTED & RECORDED: 09/30/1998 12:32PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
STATE OF NC REAL ESTATE EXTX: \$ 30.00
BK2027 P1893 - P1894

Excise Tax

Recording Time, Book and Page

Tax Lot No. block 2643 lot 006 Parcel Identifier No.
Verified by County on the day of 19
by

Mail after recording to Frazier box 64
property address: 2232 Cole Rd., Winston-Salem, N.C., 27107, mail taxes to grantee at same

This instrument was prepared by

Brief description for the Index

3/4 acre Cole Rd.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 25th day of September, 19 98, by and between

GRANTOR

GRANTEE

NATIONSBANK, N.A.

WANDA S. BRENDLE

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 Winston-Salem Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the Western right of way line of Cole Road, the S.E. corner of Lot now or formerly owned by J.P. Rothrock and wife, Marie V. Rothrock and being the S.E. corner of Lot No. 5, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; running thence with the western right of way line of said Cole Road 125 feet to a point the N.E. corner of a lot now or formerly belonging to O.L. Swaim; thence Westwardly 262 feet to a point the S.E. corner of a lot now or formerly belonging to the Fred Swaim heirs and being the S.E. corner of Lot No. 7, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; thence Northwardly 125 feet along the eastern boundary of said Lot No. 7 to a point the southwestern corner of lot now or formerly belonging to Clay H. Smith, being the southwestern corner of Lot No. 17, Block 2643 as shown on the Forsyth County Tax Map, Winston Township; running thence eastwardly 262 feet along the southern boundary line of Lot No. 17 and the southern boundary line of Lot No. 5, Block 2543 as shown on the Forsyth County Tax Map, Winston Township, to a point in the western right of way line of Cole Road and the southeast corner of Lot No. 5, Block 2643 as shown on the Forsyth County Tax Map, Winston Township, the place of **BEGINNING** and containing approximately 3/4 acres more or less, and being known and designated as Lot No. 6, Block 2643, as shown on the Forsyth County Tax Map, Winston Township, and being further identified as the identical property conveyed to C.S. Weavil by Deed from S.F. Yokley and wife, C.J. Yokley dated November 24, 1917, and recorded in Deed Book 153, at Page 301, Forsyth County Registry.

BK2027PG1893

The grantor warrants only that it has done nothing to encumber title during its seizure of same, and that there are no debts, liens, or judgments against the grantor which would be a lien against this real estate, and that should any exist, the grantor will warrant and defend title against any claims made thereunder.

The property hereinabove described was acquired by Grantor by instrument recorded in deed book 1985 at page 589, Forsyth 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described, except as hereinbefore expressed.

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.

NATIONSBANK, N.A.

(Corporate Name)

BY

MARSHALL SETTLES

VICE

President

ATTEST:

GLADYS B. MORGAN

GLADYS B. MORGAN

Secretary (Corporate Seal)



NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this day of, 19

My commission expires: Notary Public

SEAL - STAMP

NORTH CAROLINA, GUILFORD County.

GLADYS B. MORAGN

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that She is ASST Secretary of

NATIONSBANK, N.A.

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 VICE

President, sealed with its corporate seal and attested by GLADYS B. MORGAN ASST. Secretary.

Witness my hand and official stamp or seal, this 29 day of September, 1998.

My commission expires: 5-28-02 Jennifer L. Tomlinson Notary Public

The foregoing Certificate(s) of Jennifer L. Tomlinson

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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By

Deputy Assistant-Register of Deeds.

BK2027PG1894