

FORSYTH CO, NC 106 FEE: \$ 20.00
PRESENTED & RECORDED: 08/22/2003 10:18AM
DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR
STATE OF NC REAL ESTATE EXT: \$ 25.00
BK2391 P2498 - P2500

Excise Tax \$ 25.00 Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No.: 6836649792.0
Verified by: _____ County on the _____ day of _____

By: _____

Mail after recording to Frazier Box #64

This instrument was prepared BSI Executive Real Estate Services, a Division of Brock, Scott & Ingersoll, PLLC

Brief description for the Index

Lot 148, Home Real Estate Loan & Insurance
Company's Hege Property, 2/18-A

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 7 day of Aug, 2003, by and between

Grantor	Grantee
BANK OF AMERICA, N.A.	James O. Brown and wife, Doris B. Brown 1226 East 23rd Street Winston Salem, NC 27105

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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION:

Prior Grantor(s): Robert Curry and Rosalyn H. Curry
Property Address: 1226 East 23rd Street, Winston Salem, North Carolina 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 2322, Page 1895-1897, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Plat Book 2, Slide 18-A.
TO HAVE AND TO HOLD the aforesaid lot or parcel or land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Easements, conditions, restrictions of record, and the 2003 Ad Valorem property taxes, a lien, but not yet due and payable.**

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. Bank of America, N.A.

By: [Signature] (SEAL)
VIRGIL F. McCAULEY
VICE PRESIDENT President (SEAL)

SEAL-STAMP

STATE OF Kentucky County Jackson
I, a Notary Public of the County and State aforesaid, certify that Virgil F. McCauley personally came before me this day and acknowledged that he/she is VICE President of Bank of America, N.A., a _____ 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, and sealed with its corporate seal. Witness my hand and official stamp or seal, this 7 day of August 2003

[Signature] Notary Public

WENDY L. MOORE
Notary Public, State at Large, KY My Commission Expires: _____
My commission expires May 23, 2005

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____ Deputy/Assistant-Register of Deeds.

STATE OF NC - FORSYTH CO
Wendy L. Moore

The foregoing certificate(s) of:

_____ NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: _____ Deputy/Asst.

Exhibit A

1226 East 23rd Street
Winston Salem, North Carolina 27105

Beginning as an iron stake on the South side of East 23rd Street, formerly Beaseley Street, and running South with line of Lot 146, 150 feet to on iron stake on the North side of alley; thence Eastwardly with alley 50 feet to a stake, the Southwest corner of Lot 150; thence Northwardly, with line of said Lot, 150 feet to an iron stake in line of 23rd Street; thence Westwardly with said street 50 feet to a stake, the point of beginning. Being known and designated as Lot 148 on Map of Home Real Estate Loan and Insurance Company's Hege Property. Map of said lot recorded in Plat Book 2, Page 18-A, Register of Deeds Office, Forsyth County, North Carolina.

Parcel ID #: 6836649792.0