

FORSYTH CO, NC 258 FEE:\$ 17.00
PRESENTED & RECORDED: 04/01/2004 4:47PM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
STATE OF NC REAL ESTATE EXTX:\$ 52.00
BK2458 P1576 - P1577

PREPARED BY: W. Kirk Sanders

RETURN TO: Sanders & Combs Box #32

Stamps: \$52.00

NORTH CAROLINA)
) SPECIAL WARRANTY DEED
FORSYTH COUNTY)

THIS DEED made this 26th day of March, 2004, between MORTGAGE GUARANTY INSURANCE CORPORATION, (hereinafter referred to as "Grantor), to JOSEPH BRANNON (hereinafter referred to as "Grantee").

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, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

BEING all of Lot Number 32, Block "C", Greenway Place, according to the plat thereof recorded in Plat Book 4, Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property address: 2312 Montrose Avenue, Winston-Salem, NC 27105

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.

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 title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Mortgage Guaranty Insurance Corporation

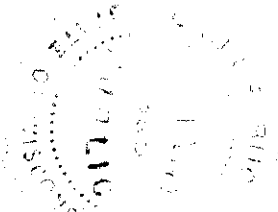
[Handwritten Signature]

By: Thomas A. Drew

Vice President

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

I, Laurie Buchholz, a Notary Public of the County and State aforementioned, certify that Thomas A. Drew, personally came before me this day and acknowledged that he/she is vice President of Mortgage Guaranty Insurance Corporation, and that he/she as Vice President, being authorized to do so, executed the foregoing instrument on behalf of the corporation. WITNESS my hand and official stamp or seal this 26th day of March, 2004.



[Handwritten Signature]
Notary Public - Laurie Buchholz

My Commission expires: January 20th, 2008
(Affix Notarial Seal)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Laurie F. Buckman is 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: *[Handwritten Signature]*