

2004044864 00104

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$35.00

PRESENTED & RECORDED:

06-25-2004 11:00 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: ROSALYN E MARSH DEPUTY

BK:RE 2482

PG:2861-2863

Tax Lot No. _____ Parcel Identifier No. 1221 102
Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail after recording to 5008 Peppertree Rd. Clemmons, NC 27012This instrument was prepared by Ronald H. Davis, 347 N. Caswell Road, Charlotte, NC 28204

Brief description for the Index

All of lot 8 and part of Lot 7, Overbrook Development

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 23 day of June, 2004, by and between

GRANTOR

Bank of America, N.A.

GRANTEE

Emma Hursh

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

SEE ATTACHED EXHIBIT "A":

Prior Grantor(s): William J. Stinson, Jr.
Address: 1706 North Gray Avenue, Winston Salem, NC 27105

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2469, Page 3090, Forsyth County Public Registry.

A map showing the above described property is recorded in Plat Book 1, Page 5A.

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 the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, conditions, restrictions of record and the 2004 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 its Attorney-in-Fact, First
Preston Management, Inc.
(Company Name)

By: First Preston Management, Inc.
as Attorney-in-fact for Bank of America, NA
By: Ron Hutchison
Ron Hutchison, Contract Manager

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Texas

COUNTY OF Dallas

I, Allison Stella, a Notary Public, hereby certify that Ron Hutchison, Contract Manager President of First Preston Management, Inc., attorney-in-fact for Bank of America, N.A., personally appeared before me this day, and being duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Bank of America, N.A., First Preston Management, Inc.'s authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book , Page in the Office of the Register of Deeds for Forsyth County, North Carolina and that this instrument was duly executed under and by virtue of the authority given by said instrument granting it Power of Attorney; that Ron Hutchison acknowledged that he is Contract Manager President of First Preston Management, Inc., a corporation, that by authority duly given and as the act of corporation as Attorney-In-Fact for Bank of America, N.A. by its Attorney-in-Fact, First Preston Management, Inc., the foregoing instrument was duly executed for the purpose therein expressed by its Contract Manager President and sealed with its corporate seal for First Preston Management, Inc. (Attorney-In-Fact for Bank of America, N.A. for and in behalf of said Bank of America, N.A. Witness my hand and notarial seal this 12 day of June, 2004.



ALLISON STELLA
MY COMMISSION EXPIRES Notary Public
FEBRUARY 11, 2006 My Commission Expires 2/11/06

(Affix Notarial Seal)

STATE OF TEXAS Dallas County, ss:

The foregoing Certificate(s) of Allison Stella

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 page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY

By

[Signature] Deputy/Assistant Register of Deeds.

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Exhibit "A"

1706 North Gray Avenue
Winston Salem, NC 27105

ALL THAT PARCEL OF LAND LYING IN FORSYTH COUNTY, NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEING LOT 8 AND A PART OF LOT 7 ON THE WEST SIDE OF GRAY AVENUE IN THE OVERBROOK DEVELOPMENT AS SHOWN ON THE PLAT OF SAID PROPERTY AS RECORDED IN PLAT BOOK 1, PAGE 5A AT THE REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA.

Being that parcel of land conveyed to WILLIAM J. STINSON AND WIFE, LIZZIE MAE STINSON from P.H. HANES AND WIFE, EVELYN H. HANES by that deed dated 06/24/1939 and recorded 07/06/1939 in Deed Book 452, at Page 239 of the FORSYTH County, NC Public Registry.

Being that parcel of land conveyed to W. J. STINSON AND WIFE, LIZZIE STINSON from P. H. HANES AND WIFE, EVELYN H. HANES by that deed dated 06/13/1940 and recorded 06/14/1940 in Deed Book 468, at Page 140 of the FORSYTH County, NC Public Registry.

Being the same property Devised to LIZZIE MAE STINSON, WIFE, from the Personal Representative for the estate of WILLIAM J STINSON, SR., date of death 01/04/1961, Estate Package/Probate Roll # E4490, final decree status CLOSED, all of which is recorded in the FORSYTH County, NC Public Registry.

Being the same property Devised to WILLIAM J. STINSON, JR. AND STEVEN L. STINSON, SONS, from the Personal Representative for the estate of LIZZIE MAE STINSON, date of death 06/06/1995, Estate Package/Probate Roll # 95E505, final decree status CLOSED, all of which is recorded in the FORSYTH County, NC Public Registry.

Being that parcel of land conveyed to WILLIAM J. STINSON, JR. from STEVEN L. STINSON, SEPARATED by that deed dated 06/04/1997 and recorded 06/04/1997 in Deed Book 1949, at Page 3971 of the FORSYTH County, NC Public Registry.

Parcel ID: 1221-102