

2005085705 00307

FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$130.00
 PRESENTED & RECORDED:
 12-30-2005 04:26 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: BETTY C CAMPBELL DPTY
BK: RE 2629
PG: 179-180

ENVELOPE

NORTH CAROLINA SPECIAL WARRANTY DEED



Excise Tax: 130.00

Parcel Identifier No. 2673-007

Verified by _____ County on the ____ day of ____ 20 ____

By: _____

Mail/Box to: T & S Investment Properties, Inc., 901 Dize Drive, Winston-Salem, NC 27107

This instrument was prepared by: Morris | Hardwick | Schneider, PLLC., 6525 Morrison Blvd; Ste 115, Charlotte, NC 28211

Brief Description for the Index: Lot 7, Map of Dizeland

THIS DEED made this _____ day of December, 2005 by and between

GRANTOR	GRANTEE
<p>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.</p>	<p>T & S INVESTMENT PROPERTIES, INC.</p> <p>Property Address: 901 Dize Drive Winston-Salem, NC 27107</p> <p>Mailing Address: 901 Dize Drive Winston-Salem, NC 27107</p>

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:

BEING KNOWN AND DESIGNATED as Lot No. 7, as shown on the Map of Dizeland, as recorded in Plat Book 17, Page 170, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded Book _____ Page _____

A map showing the above describe property is recorded in Book 17 Page 170

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, other than the following exceptions: Ad Valorem Taxes for the current year not yet due and payable, and all easements, covenants, and restrictions which may or may not appear of record

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: [Signature] (SEAL)

Of: Glendora Hudson
VP Loan Documentation

Title: _____

STATE OF California COUNTY OF San Bernardino

This 9th day of December, 20 05 personally came before me, TERRI KIRKPATRICK, Notary Public for said County and State, Glendora Hudson who, being by me duly sworn, says that he (she) is VP of LD of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a (please strike inapplicable) corporation/limited liability company/~~(other)~~ and that said writing was signed and sealed by her in behalf of said (please strike inapplicable) corporation/limited liability company/~~(other)~~ by its authority duly given. And the said VP of LD acknowledged the said writing to be the act and deed of said (please strike inapplicable) corporation/limited liability company/~~(other)~~.

WITNESS my hand and official seal this the 9th day of December, 20 05.

(Official Seal)

TERRI JEAN KIRKPATRICK

Notary Public

My Commission expires: 11/4/2009



The foregoing Certificate(s) of

Is/are certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

Register of Deeds for
County

By: _____ Deputy/Assistant Register of Deeds.