


2006004365 00035


 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$75.00
 PRESENTED & RECORDED:
 01-24-2006 09:15 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK: RE 2633
PG: 2932-2933

Excise Tax \$ 75.00 Recording Time, Book and Page

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

Mail after recording to Isaiah Rhody and Renee Rhody Box 24

This instrument was prepared by: Brock & Scott, PLLC

Brief description for the Index

Metes and Bounds, for 4225 Ogburn Ave., Winston-Salem, 27105
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NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 17th day of January, 2006, by and between

Grantor	Grantee
Centex Home Equity Company, LLC	Isaiah Rhody and Renee Rhody
	Mailing Address: 467 Ontario Street Winston-Salem, NC 27105 Property Address: 4225 OGBURN AVE Winston Salem, NC 27105

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 into 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:

Lying and being in Middle Fork Township and Beginning at an iron stake on the East side of Ogburn Avenue, said iron stake being 289 feet North of the N.E. corner of the intersection of Ogburn Avenue and Griffith Street, and running thence Northwardly along the East side of Ogburn Avenue a distance of 90 feet to a stake; thence Eastwardly and parallel with the North Line of Griffith Street a distance of 146.7 feet, more or less, to an iron stake in the West line of Lot No. 254; thence Southwardly, and parallel with Ogburn Avenue, along the West line of Lot 254, a distance of 90 feet to an iron stake; thence Westwardly and parallel with the North line of Griffith Street a distance of 146.7 feet to the place of Beginning. Being a part of Lot 255 as shown on the Plat of Montview as recorded in Plat Book 1, at page 106, in the office of the Register of Deeds of Forsyth County, North Carolina.

Prior Grantor(s): James E. Scott, Sr. and Jannie L. Scott, Husband and Wife
Property Address: 4225 OGBURN AVE, Winston Salem, NC 27105

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 2551, Page 135, Forsyth County Public Register of Deeds.

A map showing the above described property is recorded in Map Book 1, Page 106.

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 2006 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.

Centex Home Equity Company, LLC

By: [Signature]
Jim Owen ~~Vice President~~
Manager

STATE OF Texas,
COUNTY OF Denton,

I, a Notary Public of the County and State aforesaid, certify that Jim Owen personally came before me this day and acknowledged that he/she is the CEO Manager ~~President~~ of Centex Home Equity Company, LLC, 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 CEO Manager ~~President~~.

Witness my hand and notarial seal, this 19th day of January, 2006.

[Signature]
Notary Public
Name: _____
My Commission Expires: _____

(Affix Notarial Seal/Stamp)

