


2007070919 00192
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$100.00
 PRESENTED & RECORDED:
12-13-2007 03:51 PM
 KAREN GORDON
REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
ASST
BK: RE 2801
PG: 1581-1583

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Tax Id. 0741 101B

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee, 4032 Max Dr. Winston-Salem, NC 27106

Brief Description for the Index: TCT Thomasville Rd.

THIS DEED made this 13 day of Dec., 2007, by and between

<u>GRANTOR(S)</u>	<u>GRANTEE(S)</u>
T. MICHAEL BRADY and wife, SHANNON M. BRADY	FAISAL CHAUDHARY

PROPERTY ADDRESS: 2206 Thomasville Road, Winston-Salem, NC 27107

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.

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

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

The above described property was conveyed to Grantor by deed recorded in Book 2424 Page 4021.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
 Title to the property hereinabove described is subject to the following exceptions:
 Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming 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 a duly authorized officer by authority of its Board of directors, the day and year first written above.

T. Michael Brady (Seal)
T. MICHAEL BRADY

Shannon M. Brady (Seal)
SHANNON M. BRADY

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: T. MICHAEL BRADY AND SHANNON M. BRADY.

Witness my hand and official stamp or seal, this the 13th day of December, 2007.

PATTI D. DOBBINS
Notary Public
Forsyth County, NC
My Commission Expires 9-25-2012

Patti Dobbins
Notary Public

Patti D Dobbins
Notary's Printed or Typed Name
My Commission Expires: 9-25-2012

(Seal)

EXHIBIT

BEGINNING at an iron stake on the southwest side of Thomasville Road, it being the corner of L. N. Butner and wife, Martha Butner, and running thence in a northwestwardly direction along Thomasville Road 78 feet to an iron stake, a new corner; thence in a southwestwardly direction on a new line 84 feet, more or less, to the line of Kermit W. Williams; thence in an eastwardly direction along the north line of said Kermit W. Williams 103 feet, more or less, to a point in the line of L. N. Butner and wife, Martha Butner; thence northwardly along the line of said L. N. Butner and wife, Martha Butner 31 feet to the place of Beginning, and being the eastern portion of the lands conveyed to Peter B. Chumley and wife, Susie J. Chumley by W. S. Walker (Widower) by deed dated February 14, 1927, and recorded in book of Deeds No. 276 at page 265 of the Office of the Register of Deeds of Forsyth County, North Carolina.