

2008000339 00128

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

\$60.00

PRESENTED & RECORDED:

01-03-2008 04:24 PM

KAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2805

PG: 613-615

This instrument drafted by:

Darren S. Cranfill, Attorney at Law

After recording, mail to:

Grantees: 5008 Peppertree Road, Clemmons, North
Carolina 27012

Tax Block 5167F, Lot 140

Property Address: 6092 Cain Forest Drive, Walkertown, North Carolina 27051

North Carolina)

)

SPECIAL WARRANTY DEED

Forsyth County)

This deed, made this the 2nd day of January, 2008, by BRANCH BANKING AND TRUST COMPANY ("Grantor") to EMMA HURSH and husband, SAMUEL HURSH ("Grantees").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to it paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantees, their heirs and assigns, in fee simple, a tract or parcel of land in the County of Forsyth and State of North Carolina, described as follows:

SEE EXHIBIT A

ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and its heirs and assigns forever.

And the said Grantor does covenant that it has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the said title to the same against the claims of all persons claiming by, under or through Grantor, except for the exception thereafter stated.

SUBJECT, HOWEVER, to easements and restrictions of record and property taxes for 2005 and subsequent years as they become due and payable.

In Testimony Whereof, the said corporate Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers and by authority of its Board of Directors, the day and year first above written.

BRANCH BANKING AND TRUST COMPANY

By: [Signature] (SEAL)
Title: Asst. Vice President

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Susan A. Young, the undersigned, a Notary Public of
Forsyth County, North Carolina, do hereby certify that
Jack Galusha personally came before me this day and
acknowledged that he is A.V. President of BRANCH BANKING AND TRUST
COMPANY, and that he as A.V. President, being authorized to do so, executed the foregoing
on behalf of the corporation.

My commission expires October 2, 2010.

Witness my hand and official seal, this the 2nd day of January, 2008.

SEAL/STAMP

[Signature]
NOTARY PUBLIC

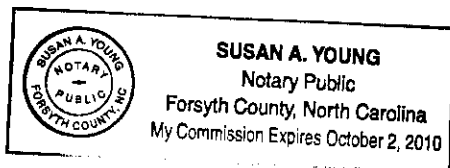


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Number 140 as shown on the Map of R. Don Cain, Phase Five, Sheet Two, as recorded in Plat Book 36, Page 65 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.