

2009016213 00199

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXTX**\$50.00**

PRESENTED & RECORDED.

04-20-2009 02:50 PMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E NAVARRO
DPTY**BK: RE 2885****PG: 1666-1667**

ENVELOPE

SPECIAL WARRANTY DEED

Prepared by:

T. Dan Womble, Attorney at Law

Return to Grantee: P.O. Box 25193, Winston-Salem, NC 27114

Excise Tax \$50.00

Tax Lot Nos. 004, Block 1808

FORSYTH COUNTY

NORTH CAROLINA

THIS SPECIAL WARRANTY DEED is made this 7th day of April, 2009, by and between:

GRANTOR: **American General Financial Services, Inc.**

and

GRANTEE: **Grace Group, Inc.**

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 interest, in that certain lot or parcel of land (the Property) situated in the City of Winston-Salem, Broadbay Township, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake in the South margin of Bretton Street (formerly Soissons Street), said iron stake also being located in the Northwest corner of Lot 5 as shown on the map of a part of the C.F. Nissen Estate recorded in Plat Book 3, Page 11, Block "G"; thence with Lot 5 South 3 deg. 46' 03" West 199.72 feet to an iron; thence North 84 degrees 42 minutes 13 seconds West 47.99 feet to a point; thence North 4 degrees 05 minutes East 200.01 feet to an iron in the South margin of Bretton Street; thence with said street South 84 degrees 59 minutes 00 seconds East 47.07 feet to the place of Beginning and being known as Lot 4, Block "G" on the map of a part of the C.F. Nissen Estate, recorded in Plat Book 3, Page 11, Forsyth County Registry, reference to which is made for a more particular description. Said property also being shown on Plat of Survey by Larry L. Callahan, L-2499 Dated June 2, 1987 and bearing Job No. 4223-1 reference to which is also made for a more particular description.

Property address: 4165 Eisenhower Road, W.S., NC 27107

For further reference See Deed Book 2864, Pg. 1891 & Deed Book 1612, Pg. 1043, FCR.

TO HAVE AND TO HOLD the aforesaid undivided interest in the Property 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 Grantor's interest in the Property is subject to the following exceptions:

1. All easements, rights-of-way, restrictions, covenants and other matters of record and/or as shown on plats of record affecting the Property.

As used in this Deed, the terms "Grantor" and "Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neutral as indicated by context.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be properly executed the day and year first above written.

American General Financial Services, Inc.

By: _____

Asst Vice President
Thomas J. Crance

STATE OF Indiana

COUNTY OF Vanderburgh

I, Beverly J. Kuhr the undersigned Notary Public of the County and State aforesaid, certify that Thomas J. Crance, personally came before me this day and acknowledged that ___ he is the, *Asst Vice* President of American General Financial Services, Inc, a corporation, and that by authority duly given and as the act of such entity, ___ he signed the foregoing Special Warranty Deed in its name on its behalf as its act and deed.

WITNESS my hand and official seal, this the 8th day of April, 2009.

(SEAL-STAMP)

Beverly J. Kuhr

Notary Public, *Beverly J. Kuhr*

My commission expires: 3-14-15



BEVERLY J. KUHR
Resident of Vanderburgh County, IN
Commission Expires: March 14, 2015