

2009016303 00024

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX**\$48.00**

PRESENTED & RECORDED:

04-21-2009 09:54 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPTY

BK: RE 2885**PG: 2260-2262**Revenue Stamps: **NTC**
\$48.00

Instrument prepared by: BUNCH & ASSOCIATES, PLLC

Mail after recording to: 390-B Vista Circle - Winston Salem, NC 27106
Box 153**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made this 15th day of APRIL, 2009, by and between,

GRANTOR	GRANTEE
THE BANK OF NEW YORK on behalf of CIT Mortgage Loan Trust, 2007-1	JAMES RICHARD CALL

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all those certain lots, tracts, or parcels of land situated in FORSYTH County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY HEREBY CONVEYED, KNOWN AS 4690 INDIANA AVENUE, WINSTON-SALEM, NC 27106, AND BEING INFORMALLY KNOWN AS TAX LOT 037 & 038, BLOCK 2093, FORSYTH COUNTY TAX RECORDS..

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to easements, rights of way and restrictions of record, if any, ad valorem taxes, and County and Municipal Zoning Ordinances.

Grantor makes no warranty express or implied concerning the title to the above referenced property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

THE BANK OF NEW YORK on behalf of
CIT Mortgage Loan Trust, 2007-1

BY: [Signature] (SEAL)
A.V. President **KENDRA COOK**

~~Oklahoma~~
STATE OF ~~NORTH CAROLINA~~

COUNTY OF Oklahoma

I, NANCY ORTIZ, a Notary Public for said County and State,
certify that KENDRA COOK personally came before me this day and
acknowledged that he [she] is AVP of THE BANK OF NEW YORK on behalf of
CIT Mortgage Loan Trust, 2007-1, and that by authority duly given and as the act of the
corporation, the foregoing instrument was signed in its name by its A.V. President,
as the act and deed of said Corporation

Witness my hand and official seal, this the 9th day of April,
2009



[OFFICIAL SEAL]

[Signature]
NOTARY PUBLIC

My Commission expires:

Sept 29, 2012

EXHIBIT A**LEGAL DESCRIPTION**

BEING known and designated as Lot(s) 37 and 38 on the map of Lincoln Park, plat of which is recorded in Plat Book 4, at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said lots.

LESS & EXCEPT:

BEGINNING at a point, the northeast corner of Lot 39, Tax Block 2093 and the southerly right of way line of Indiana Avenue; thence along said right of way line the following two calls: South 88 deg 58 min 10 sec East 50.20 feet to a point; South 82 deg 41 min 02 sec East, 50.20 feet to a point, the northwesterly corner of Lot 36, Tax Block 2093; thence with the westerly line of said lot South 09 deg 52 min 34 sec West, 12.36 feet to an iron stake, a new corner; thence crossing the Grantor along the following two lines, which form the new southerly right of way line of Indiana Avenue, running 30 feet south of and parallel to the survey centerline thereof (Project 89006); along a curve to the left, chord bearing and distance of North 86 deg 53 min 04 sec West, 68.92 feet (with an arc distance of 69.01 feet and radius of 380.00 feet) to a point; South 87 deg 54 min 46 sec West 28.57 feet to an iron stake in the easterly line of aforesaid Lot 39, Tax Block 2093, a new corner; thence along said line North 01 deg 42 min 15 sec West, crossing an iron stake on line a total distance of 16.78 feet to the BEGINNING. Containing 1481.09 square feet.

PIN: 2093-37

PARCEL #: 6827-57-3864