

2009028453 00269

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$26.00**

PRESENTED & RECORDED:

06-26-2009 05:11 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E NAVARRO
DPT

BK: RE 2899

PG: 219-221

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 26.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Peebles Law Firm, PC, 102 South Cherry Street, Winston-Salem, NC 27101

This instrument was prepared by: David H. Caffey

Brief description for the Index: _____

THIS DEED made this 23rd day of June, 2009, by and between

GRANTOR	GRANTEE
THE VERLIE N. CHILDRESS TESTAMENTARY TRUST	MEGA INVESTMENTS CORP, A FLORIDA 3740 OGBURN AVE WINSTON-SALEM, NC 27105

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 unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of WINSTON-SALEM, Winston Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association - 1981 SoftPro Corporation, 333 E. Six Forks Rd., Raleigh, NC 27609

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Philip Roy Childress Trustee
(SEAL)

By: _____

(SEAL)

Title: _____

By: _____

(SEAL)

Title: _____

By: _____

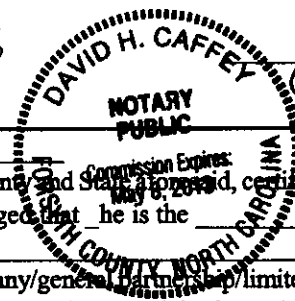
(SEAL)

Title: _____

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that THE VERLIE N. CHILDRESS
TESTAMENTARY TRUST personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial
stamp or seal this 23rd day of June, 2009

My Commission Expires: 5/8/2013



Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that he is the _____ of
_____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and
that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and
deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown
on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

3740 Ogburn Avenue, Winston-Salem, NC 27105
Forsyth County Tax block 0984, Lot 101

Lying and Being in Forsyth County, North Carolina, in Winston Township and BEGINNING on the west side of Creason Avenue, at the southeast corner of Lot No. 5 on the revised plat of Bronton; thence westwardly along the south side of Lot No. 5 a distance of 150 feet to an iron; thence southwardly 50 feet, then eastwardly 150 feet on a line parallel to the south line of Lot No. 5 to Creason Avenue (now Ogburn Avenue); thence northwardly along the west side of Creason Avenue (now Ogburn Avenue), 50 feet to the PLACE OF BEGINNING;
BEING PART OF lot No.6, as shown on the revised plat of Bronton, said plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 19-A.
Being the same property as that described in Deed book 445 Page 111, same office as above stated.