


**2009046598 00123**

 FORSYTH CO, NC FEE \$25.00  
 STATE OF NC REAL ESTATE EXT  
**\$136.00**

 PRESENTED & RECORDED:  
 10-23-2009 01:38:00 PM

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

**BK: RE 2917**  
**PG: 3567-3569**

## NORTH CAROLINA SPECIAL WARRANTY DEED

 Excise Tax: **\$136.00**

6818-10-1175 :PIN

This instrument was prepared by Lawrence J. D'Amelio, III; a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

*D'Amelio Law Firm, PLLC*

Return To: 6600 West Market Street Suit J Greensboro, North Carolina 27409

**ENVELOPE**

Brief description for the Index: **5450 Mesa Court Winston Salem , North Carolina 4292**

THIS DEED made this 10<sup>th</sup> day of August, 2009, by and between

GRANTOR	GRANTEE
<b>The Bank of New York Mellon, as Indenture Trustee on behalf of the Note-holders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes</b>	<b>Keith L. Henderson, a married man</b> 28 Ardmore Street Verona, Virginia 24482

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

**BEING:** all of Lot 6, Winona Heights Subdivision, recorded in Map Book 25, Page 180 in the Forsyth County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2885 at Page 4292.

A Map showing the above described property is recorded in Plat Book 25 Page 180.

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:

1. AD VALOREM TAXES FOR CURRENT YEAR.
2. All other Easements, Restrictions and Rights of Way of record, if any.

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

**The Bank of New York Mellon, as Indenture Trustee on behalf of the Note-holders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes.**

BY: OCWEN LOAN SERVICING, LLC, it's Attorney-in-Fact

  
\_\_\_\_\_  
**KEITH CHAPMAN** (seal)  
VA REO Closing Manager (Title)




Notary section:

Orange County, State of Florida

I, Pasquale V. Palazzolo, A Notary Public of said county and state, do hereby certify that ~~Keith Chapman~~ personally appeared before me this day the 11 of August, 2009 and acknowledged that he or she is the Red Manager (Official Title) of OCWEN LOAN SERVICING, LLC, as Attorney-in-Fact for The Bank of New York Mellon, as Indenture Trustee on behalf of the Note-holders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes, and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name and on its behalf as its act and deed, and that this authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the register of deeds, in the county of Forsyth, State of North Carolina in Book 2917 Page 3561, and that this instrument was executed under and by virtue of authority given by said instrument granting OCWEN LOAN SERVICING, LLC power of attorney; that the said \_\_\_\_\_ (Official Title) of OCWEN LOAN SERVICING, LLC as Attorney-in-Fact for said The Bank of New York Mellon, as Indenture Trustee on behalf of the Note-holders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for himself or herself and Attorney-in-Fact for The Bank of New York Mellon, as Indenture Trustee on behalf of the Note-holders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes.

*Pasquale V. Palazzolo*  
 Official Signature of Notary

Pasquale V. Palazzolo  
 Notary Public (print or type name)

NOTARY PUBLIC-STATE OF FLORIDA  
 Pasquale V. Palazzolo  
 Commission #DD558208  
 Expires: MAY 30, 2010  
 BONDED THRU ATLANTIC BONDING CO., INC.

My Commission expires on: \_\_\_\_\_

The foregoing certificates 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.

REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY