


2009055527 00171

 FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXT
\$26.00

PRESENTED & RECORDED:

12-29-2009 04:25:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2927**PG: 1758-1759**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$26.00

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

By: _____

Mail/Box to: Grantee at 125 Beeson Park Ct., Kernersville, NC 27284Prepared by: Kelly M. Otis, Hendrick, Bryant & Nerhood, 723 Coliseum Dr., Winston-Salem, NCBrief description for the Index: LT 5 BON AIR REALTY COMPANY

THIS DEED made this 29th day of December, 2009, by and between

GRANTOR	GRANTEE
Branch Banking and Trust Company	S & J Warren, LLC, a North Carolina limited liability company
P.O. Box 1847 Wilson, NC 27894	Mailing Address: 125 Beeson Park Ct. Kernersville, NC 27284

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

BEGINNING at an iron stake on the East side of Glenn Avenue 200 feet South of the Southeast intersection of Glenn Avenue and 28th Street; thence East parallel with 28th Street 150 feet to an iron stake in the West line of a 15 foot alley; thence South along the West side of said fifteen foot alley 50 feet to an iron stake; thence West parallel with 28th Street 150 feet to an iron stake in the East line of Glenn Avenue; thence North along the East line of Glenn Avenue 50 feet to an iron stake, the PLACE OF BEGINNING, being LOT NUMBER 5 as shown on the map entitled BON AIR REALTY

COMPANY, made by C.E. Ellerbe and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 25; also being a part of that certain tract or parcel of land conveyed to P.H. Hanes, Jr. by Bon Air Realty Company by deed dated January 24, 1924, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 204, Page 267, reference to which is hereby made, the above described land being the first tract as set forth in said deed.

Property Address: 2719 Glenn Avenue, Winston-Salem, North Carolina

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2879, page 2091.

A map showing the above described property is recorded in Plat Book 3, page 25.

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 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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2009 and subsequent years.

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

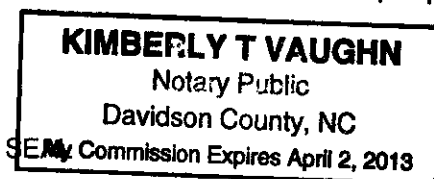
BRANCH BANKING AND TRUST COMPANY

BY: *Jack Galusha* (SEAL)
 PRINTED NAME: Jack Galusha
 TITLE: Vice President

State of North Carolina – County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that Jack Galusha personally came before me this day and acknowledged that he is Vice President of Branch Banking and Trust Company, 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 21st day of December, 2009.

My Commission Expires: 4/2/2013



Kimberly T. Vaughn
 Notary Public