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FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
03-02-2011 12:44:50 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: C MCCUMMINGS
DPTY

BK: RE 2992
PG: 431-433

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: 0	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 6816-70-3225.00

Mail after recording to: BOX 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 25 day of FEBRUARY, 2011 by and between

GRANTOR

NICK G. CHRYSOON, JR.
2868 FAIRMONT ROAD
WINSTON SALEM, NC 27106

GRANTEE

NICK G. CHRYSOON, JR. AND WIFE, KIMBERLY C. CHRYSOON
2868 FAIRMONT ROAD
WINSTON SALEM, NC 27106

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made for the purpose of creating a tenancy by the entirety between the parties.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2268, Page 2284, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 23, Page 57, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

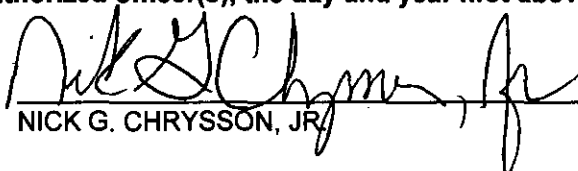
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

 (SEAL)
NICK G. CHRYSOON, JR.

By: _____
Title: _____

(SEAL)

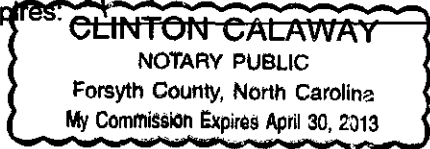
By: _____
Title: _____

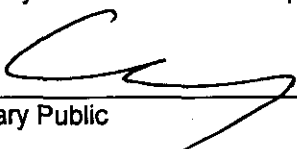
(SEAL)

(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: NICK G. CHRYSOON, JR. _____ Witness my hand and official stamp or seal, this the 25 day of February, 2011.

My Commission Expires: 4/30/13

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires April 30, 2013



Notary Public
Print Notary Name: _____

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public
Print Notary Name: _____

EXHIBIT "A"

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the southern right of way line of Fairmont Road, the northwest corner of the property of John R. Loftin, now or formerly (Book 1033, Page 427, Forsyth County Registry; Tax Lot 16A of Tax Block 2958, Forsyth County Tax Records); running thence with the western line of said Loftin, South $16^{\circ} 58' 49''$ East 200.53 feet to an existing iron pipe located in the northern line of Thomas D. Calloway, now or formerly (Book 1651, Page 4204, Forsyth County Registry; Tax Lot 102 of Tax Block 2958, Forsyth County Tax Records); running thence South $73^{\circ} 06' 12''$ West 169.99 feet to an existing iron pipe, the southeast corner of the property of David L. Bodenhamer, now or formerly (Book 1110, Page 248, Forsyth County Registry; Tax Lot 16C of Tax Block 2958, Forsyth County Tax Records); running thence with the east line of said Bodenhamer, North $16^{\circ} 54' 56''$ West 200.01 feet to a new iron pipe located in the southern right of way line of Fairmont Road; running thence with said right of way, North $72^{\circ} 55' 42''$ East 169.76 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.781 acres, more or less. Being Tax Lot 16D of Tax Block 2958, Forsyth County Tax Records. Also known as a portion of Lot 16 of Merry Acres as recorded in Plat Book 23, Page 57, Forsyth County Registry. The foregoing description was taken from a plat survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 7/26/96; Job No. 2492-1 and entitled "Map for Nick G. Chrysson, Jr. and Jennifer W. Chrysson."