

FORSYTH CO, NC **243** FEE: \$ 20.00
 PRESENTED & RECORDED: 06/26/2003 1:48PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXTX: \$ **173.00**
BK2367 P1515 - P1517

This instrument drafted by: John A. Richardson, III
 No Title Search Performed nor Requested

After recording, mail to: Shirley A. Childress
 1501 Bethesda Woods Lane
 Clemmons, NC 27012

After recording, send tax bills to: Shirley A. Childress
 1501 Bethesda Woods Lane
 Clemmons, NC 27012

Tax Block: 4428G Tax Lot: 152

North Carolina)
)
 Forsyth County)

SPECIAL WARRANTY DEED

This deed, made this the 26th day of JUNE, 2003, by Branch Banking and Trust Company, a North Carolina banking institution ["Grantor"] headquartered in Greenville, North Carolina to Shirley A. Childress, unmarried ["Grantee"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do bargain, sell, and convey unto the said Grantee, his/her heirs and assigns, a tract or parcel of land in the County of Forsyth, and State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and its assigns and successors-in-interest forever.

And the said Grantor does covenant that it has done nothing to impair such title as Grantor received, and that it will warrant and defend the said title against the lawful claims of all persons claiming by, under or through the Grantor.

In Testimony Whereof, the said Grantor has hereunto set its hand and seal, or if incorporated has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, this the day and year first above written as a duly authorized act of the corporation.

Branch Banking and Trust Company

By: *Jack Galusha* (seal)
A. Wade Evans - President

Attested by: *A. Wade Evans* (seal) Corporate Seal
Ant. - Secretary

North Carolina
 Forsyth County

I, *Gloria Fields*, a Notary Public in and for
Forsyth County (North Carolina), do hereby certify that
A. Wade Evans, *Ant.* - Secretary for Branch Banking and
 Trust Company, being duly sworn, acknowledged that this Special Warranty Deed was signed by
Jack Galusha, *A.V.* - President, as an act and deed of said Bank and
 was signed on behalf of Branch Banking and Trust Company by authority duly given. Witness my hand and
 Notarial Seal, this the *26th* day of *June*, 2003.

Gloria Fields (seal)
 Notary Public

My Commission Expires: *12-06-2006* SEAL



OFFICIAL SEAL
 GLORIA FIELDS
 NOTARY PUBLIC-NORTH CAROLINA
 COUNTY OF FORSYTH

The foregoing certificate(s) of *Gloria Fields*, a Notary Public for *Forsyth County, NC*
 is/are certified to be correct. This
 the *26th* day of *June*, 2003.

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: *TS Deen*

EXHIBIT A

Being Known and Designated as Lot No. 152 on the Map of Moravian Heights, Section IV, as recorded in Plat Book 34, Pages 109 and 110 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Being the same property described in Deed Book 2363, Page 3426; Deed Book 2264, Page 691 and Deed Book 1966, Page 1649; Forsyth County Registry.