

ENVELOPE

THIS INSTRUMENT PREPARED BY & RETURN TO:

Pam Kilpatrick
 Brock & Scott, PLLC
 5919 Oleander Dr Suite 115
 Arboretum Center Bldg 2
 Wilmington, NC 28403
 File Number: 04-02106
 PIN #: 0596 / 111
 Excise Tax: \$97.00

2005017792 00179

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

\$97.00

PRESENTED & RECORDED:

03-23-2005 04:19 PM

DICKIE C WOOD
 REGISTER OF DEEDS
 By: E NAVARRO DPTY

BK: RE 2550**PG: 4349-4351**

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 21 March 2005, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **F & W Properties Inc.**, its successors and assigns as their interests may appear, whose address is **4729 Tolley Creek Drive, Winston Salem, NC 27106**, ("Grantee");

WITNESSETH:

WHEREAS, Mary H. Hemphill (Legally Separated), executed and delivered a **Deed of Trust dated May 31, 1991 and recorded on May 31, 1991 in Book 1716 at Page 3769** of the Forsyth County Public Registry, to THOMAS E. MUSE, as Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in **Appointment of Substitute Trustee recorded on December 13, 2004, in Book 2526 at Page 4005** of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and

holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in it vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 04 SP 2137, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on January 18, 2005, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein below described, Grantor, on February 8, 2005 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where F & W Properties Inc. was the last and highest bidder for said land at the price of \$48,236.96; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

BEGINNING at an iron pipe in the eastern right of way of Green Street, said iron pipe being the southwestern corner of the property of Ralph Martin Cole, Jr. and wife, Betty Ann Peterson Cole as recorded in Deed Book 1596 at Page 405, thence along the southern line of Cole North 72 deg. 08" 27" East 100.69 feet to an iron pipe; thence South 17 deg. 14' 45" East 15.0 feet to a new iron pipe; thence with the southern line of Charles T. Waters and wife, Sylvia J. Waters as shown in Deed Book 1679 at Page 1025 North 73 deg. 12' 59" East 98.36 feet to a new iron pipe on the western right of way of Laurel Street; thence with the right of way of Laurel Street South 17 deg. 16' 16" East 15.0 feet to an iron pipe; thence along the northern property line of Otto E. Liipfert as shown in Deed Book 928 at Page 261 the following courses and distances:

South 73 deg. 15' 26" West 52.39 feet to an iron pipe;

South 19 deg. 16' 47" West 43.38 feet to an iron pipe;

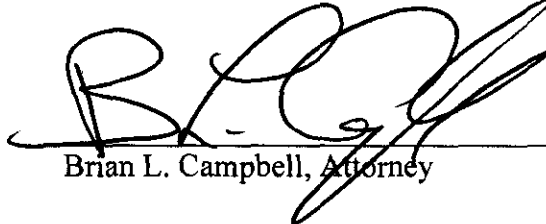
South 72 deg. 23' 42" West 123.0 feet to an iron pipe in the eastern right of way of Green Street; thence along the right of way of Green Street North 15 deg. 20" 33" West 64.92 feet to an iron pipe, said iron pipe being the point and place of Beginning; all according to a survey prepared by Larry L. Callahan, dated May 21, 1991 as known as Job No. 6354-1.

Said property is commonly known as 511 S. Green Street, Winston-Salem, NC 27103.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

Brock & Scott, PLLC, Substitute Trustee

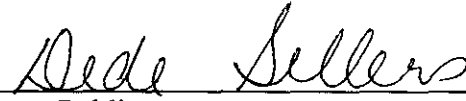
 (SEAL)
Brian L. Campbell, Attorney

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

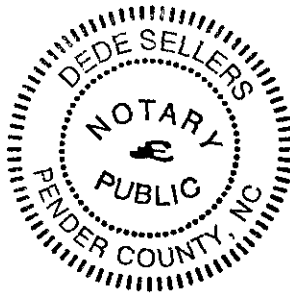
I, Dede Sellers, a Notary Public of Pender County and State aforesaid, do hereby certify that Brian L. Campbell, Attorney of **Brock & Scott, PLLC**, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notary stamp or seal this 21 day of March, 2005.


Notary Public

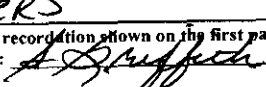
9/3/06
My Commission Expires

NOTARY SEAL



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Dede Sellers NP(s)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by:  Deputy/Asst.