

MAIL TO:

Charlie Alston, 1453 Brookwood Drive  
Winston-Salem, NC 27101

FORSYTH COUNTY

05-17-94

PREPARED BY: Donald M. VonCannon  
Post Office Drawer 5129  
Winston-Salem, NC 27113

\$20.00

NORTH CAROLINA )

82

FORSYTH COUNTY )

STATE OF  
NORTH  
CAROLINAReal Estate  
Excise Tax

TRUSTEE'S DEED

THIS INDENTURE, made this the 13th day of May, 1994, between CATHARINE R. CARRUTHERS, Trustee in Bankruptcy for KATHERINE AGE, Party of the First Part; and Charlie Alston and wife, Lenora L. Alston, Parties of the Second Part:

## W I T N E S S E T H:

The Party of the First Part by virtue of the power and authority given in and by an Order of the United States Bankruptcy Court for the Middle District of North Carolina, dated the May 5, 1994, approving said sale, a copy of which is attached hereto marked "Exhibit A", and in consideration of Ten Dollars and other valuable considerations (\$10.00 & OVC), lawful money of the United States paid by the Parties of the Second Part, does hereby grant, convey and release unto the Parties of the Second Part, its successors and assigns forever, the following described property located in Forsyth County, North Carolina, and more particularly described as follows:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and BEGINNING at an iron stake on the northside of Glenn Avenue, said stake being distant eastwardly 45' from the northeast intersection of Glenn Avenue and North Cherry Street; thence along the north side of Glenn Avenue eastwardly 55' to an iron stake, southwest corner of Lot Number 6 on the hereinafter mentioned map; thence northwardly 50' to an iron stake; thence westwardly 55' to an iron stake; thence southwardly 50' to an iron stake on the north side of Glenn Avenue, the place of BEGINNING. The same being a part of Lot 5A, Block 21, on map of revision of part of Blocks 21 and 16 of North Cherry Street development, as recorded in Plat Book 4, Page 54A in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being informally known as 931 Pittsburgh Avenue (formerly 931 Glenn Avenue), Winston-Salem, North Carolina 27105 and further known as Block 1338, Lot 5D, Forsyth County Tax Maps as the same are now constituted.

together with the appurtenances which the said KATHERINE AGE, had at the time of the filing of the Petition in Bankruptcy by KATHERINE AGE in said United States Bankruptcy Court for the Middle District of North Carolina, in said premises, and also the estate therein which the Party of the First Part has or has power to

convey or dispose of, as Trustee in Bankruptcy of said KATHERINE AGE, Debtors.

TO HAVE AND TO HOLD the premises herein granted unto the Parties of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set her hand and seal the day and year first above written.

Catharine R. Carruthers (SEAL)  
CATHARINE R. CARRUTHERS, Trustee in  
Bankruptcy for KATHERINE AGE

NORTH CAROLINA )  
FORSYTH COUNTY )

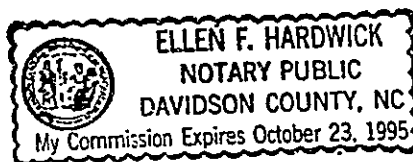
I, Ellen F. Hardwick, a Notary Public of Davidson County, North Carolina, do hereby certify that CATHARINE R. CARRUTHERS, Trustee in Bankruptcy for KATHERINE AGE, personally appeared before me this day and acknowledged the due execution of the foregoing Trustee's Deed.

WITNESS my hand and notarial seal, this the 13th day of May, 1994.

Ellen F. Hardwick  
Notary Public

My Commission Expires:

October 23, 1995



STATE OF NORTH CAROLINA - Forsyth County

The foregoing (or annexed) certificate of Ellen F. Hardwick, NP Davidson  
(here give name and official title of the officer signing the certificate passed upon)

Co. NC  
is (are) certified to be correct. This the 13th day of May 1994.

L. E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. N.C.

L. E. Speas, Register of Deeds

By Jerri Jagger Deputy Assistant

Probate and Filing Fee \$ 14.60 paid.

Kathy J. Jagger

BK1824 P2334

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA

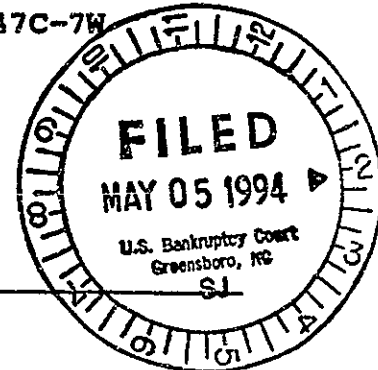
IN RE:

KATHERINE AGE,

931 Pittsburg Avenue  
(formerly 931 Glenn Avenue)  
Winston-Salem, NC 27105

Debtor

Case No. B-90-14247C-7W



ORDER CONFIRMING SALE OF REAL PROPERTY

THIS MATTER coming on to be heard and being heard on April 28, 1994 before the Honorable Jerry G. Tart, United States Bankruptcy Judge for the Middle District of North Carolina, upon Notice of Public Sale Subject to Confirmation of Court of the Trustee to confirm the sale of real estate. After considering the record, the Notice, and statements of the Trustee, the Court finds and concludes:

1. Catharine R. Carruthers, the duly qualified and acting Trustee of the estate of the above-named Debtor, was present at the hearing.
2. Proper notice was given to all creditors and parties in interest and no objections to the confirmation of the sale have been filed with the Court.
3. On February 25, 1994 at 12:00 Noon, property known as 931 Pittsburg Avenue, (formerly 931 Glenn Avenue) Winston-Salem, North Carolina was sold at public auction.
4. The Trustee employed John Pait & Associates, Inc. to conduct the auction and advertised said auction. Flyers were sent to parties and notices were published in the Winston Salem Journal.
5. Delinquent ad valorem taxes owed on 931 Pittsburg Avenue, 1993 in the amount of \$131.71 through March, 1994 plus interest thereafter, are to be paid to the Forsyth County Tax Collector. 1994 ad valorem taxes due are approximately \$87.27 and are to be prorated at the time of closing.
6. Charlie Alston, 1453 Brookwood Drive, Apartment 4, Winston-Salem, North Carolina was the high bidder at \$10,000.00. The Trustee recommends to the Court that the sale of this real estate be confirmed as the bid was fair and reasonable and confirmation of the sale would be in the best interest of the

EXHIBIT A

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estate.

IT IS THEREFORE ORDERED that the sale of the real property known as 931 Pittsburg Avenue, Winston-Salem, North Carolina to Charlie Alston, 1453 Brookwood Drive, Apartment 4, Winston-Salem, North Carolina be confirmed and that from the sale price there should be deducted the usual and customary costs of liquidating said property with the proceeds to be disbursed as follows with any balance to be held by the Trustee pending further order of this Court.

TOTAL SALES PROCEEDS:	\$10,000.00
EquiCredit (formerly Old Stone) as of 3/31/94, interest to be added @\$1.64/day	4,783.26
John Pait & Associates, Inc.	956.02
Forsyth County Tax Collector as of 3/31/94, interest to be added thereafter	131.71
Deed Stamps	20.00
Net Proceeds to Estate approximately	\$ 4,108.99

IT IS FURTHER ORDERED that the Trustee is authorized and directed to execute such deeds and other documents as may be necessary to consummate this transaction.

Entered this the 5 day of May, 1994.

JERRY G. TART

Honorable Jerry G. Tart  
United States Bankruptcy Judge

IT IS DIRECTED THAT A COPY OF  
THIS ORDER BE SERVED ON THE  
PARTIES TO THIS ACTION BY

Catherine R. Carruthers

AND A CERTIFICATE OF SERVICE BE  
FILED WITH THE COURT WITHIN  
3 DAYS.