

Mail To: Grantees, 2620 Woodcreek Road, Winston-Salem, North Carolina 27106

This instrument was prepared by: W. J. Kellam, Jr.

TRUSTEE'S DEED FOR SALE OF LAND

James Williams & Co., Yadkinville, N. C.

STATE OF NORTH CAROLINA

Account No. 3226 072B

FORSYTH

County.

Revenue Stamps \$110.00

THIS DEED, Made this 8th day of September, 19 98

by W. J. Kellam, Jr., Substitute, Trustee, party of the first part, to Daisy Reid Walker and husband, Julius Walker, III, 2620 Woodcreek Road, Winston-Salem, N.C. 27106, of Forsyth County, State of North Carolina, party of the second part, witnesseth:

That Whereas, on the 8th day of June, 19 95, BURNELL R. BROWN (widow) executed and delivered unto ~~xxxxxx~~ Quality Trustee Services, Inc., Trustee, a certain Deed of Trust, which is recorded in the office of the Register of Deeds for Forsyth County, in Book 1860, page 2143;

And Whereas, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said W. J. Kellam, Jr., Substitute, Trustee, did on the 18th day of August, 19 98, at 11:00 A.M. at the Forsyth County Courthouse expose to public sale the lands hereinafter described, where and when Daisy Reid Walker became the last and highest bidder for the same at the price of FIFTY-FOUR THOUSAND SIX HUNDRED NINETY-FOUR AND 48/100THS DOLLARS

And Whereas, the said purchase price has been fully paid or arranged to be paid as in said Deed of Trust prescribed:

Now, Therefore, in consideration of the premises and of the sum of FIFTY-FOUR THOUSAND SIX HUNDRED NINETY-FOUR AND 48/100THS Dollars paid to the said party of the first part by the said party of the second part, the receipt whereof is hereby acknowledged, and under and by virtue of the power and authority by said Deed of Trust conferred, the said W. J. Kellam, Jr., Substitute Trustee as aforesaid, does hereby bargain, sell and convey unto the said party of the second part, her successors, ~~xxxxxx~~ and assigns, that certain parcel or tract or lot of land lying and being in Winston Township, County of Forsyth, State of North Carolina, and defined and described as follows, to wit:

Lying and being in Winston Township, Forsyth County, North Carolina; and Beginning at an iron stake at the southeast corner of Lot No. 73 as shown on the plat of JEFFERSON GARDENS, Section 2, as recorded in Plat Book 3, Page 32-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, and said iron also being located in the west right-of-way line of Garden Street as shown on said map and running thence from said beginning point along the north line of Lot Number 74, North 85 Deg. 56 Min. West 178.81 feet to an iron; running thence with the line of Lot No. 76 and 77 as shown on the above plat, North 05 Deg. 33 Min. 30 Sec. East 150 feet to an iron; thence South 85 Deg. 56 Min. East 178.92 feet to an iron in the west right-of-way line of Garden Street as shown on the plat of JEFFERSON GARDENS, Section 2; running thence along said right-of-way line South 05 Deg. 36 Min. West 150 feet to the point and place of Beginning and being known as Lot No. 73 and the southern half of Lot No. 72 as shown on the plat of JEFFERSON GARDENS, Section 2, as recorded in Plat Book 3, Page 32-A, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The said W. J. Kellam, Jr. has heretofore been appointed Substitute Trustee by instrument recorded in Book 1878 at Page 954 in the Forsyth County Public Registry.

FORSYTH CO, NC 180 FEE: \$ 10.00
PRESENTED & RECORDED: 10/14/1998 4:53PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAH/PRE
STATE OF NC REAL ESTATE EXT: \$ 110.00
10/20/98 P3231 - P3232

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To have and to hold said land and premises and all privileges and appurtenances thereto belonging unto the said party of the second part, her successors, ~~xxxxxxx~~ and assigns forever, in as full and ample manner as the said W. J. Kellam, Jr., Substitute Trustee as aforesaid, is authorized and empowered to convey the same.

In Witness Whereof, the said W. J. Kellam, Jr., Substitute, Trustee as aforesaid, has hereunto set his hand and affixed his seal, the day and year first above written.

[Signature], Trustee. (SEAL)
W. J. Kellam, Jr., Substitute

STATE OF NORTH CAROLINA, Mecklenburg County.

Joe Ann Holloway, a Notary Public in and for the said county and State, do hereby certify that W. J. Kellam, Jr., Substitute, Trustee, the grantor named in the foregoing Deed, personally appeared before me this day and acknowledged the due execution of the said Deed for the purposes therein expressed.

Witness my hand and notarial seal, this 8th day of September, 1998.
My Commission expires 3/31/2000

Joe Ann Holloway Notary Public

STATE OF NORTH CAROLINA, FORSYTH County.

The foregoing certificate(s) of Joe Ann Holloway

is (are) certified to be correct. This instrument was presented for registration this _____ day of _____, 19____, at _____ A.M., P.M., and duly recorded in the office of the Register of Deeds of _____ County,

North Carolina, in Book _____, Page _____
This the 14 day of October, A.D., 1998.

BICKIE C. WOOD, REGISTER OF DEEDS
Register of Deeds By [Signature]
Assistant, Deputy Register of Deeds

Fee \$ _____ paid.

BK2029PG3232

TRUSTEE'S DEED

To _____, Trustee

Consideration \$ _____

Dated the _____ day of _____, 19____