

FORSYTH CO, NC 175 FEE: \$ 16.00
PRESENTED & RECORDED: 04/21/1999 4:30PM
DICKIE C. WOOD REGISTER OF DEEDS BY: ROLESF
STATE OF NC REAL ESTATE EXT: \$ 268.00
BK2063 P1214 - P1218 *P. Belus*

Excise Tax \$268.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____,
by _____

Mail after recording to BLANCO TACKABERY BOX #52

This instrument was prepared by Michelle M. Minnich, Esq.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 21st day of April, 1999, by and between

GRANTOR

GRANTEE

WILLIE SIMS, JR. and wife,
BRIDDIE B. SIMS

SIDNEY EDWARD BICKHAM and wife,
DEBRA A. BICKHAM

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in the City of _____, _____ Township, _____ Forsyth _____ County, North Carolina and more particularly described as follows:

TRACT 1:

BEING KNOWN AND DESIGNATED as Lot Number 41, as shown on the Map of Williston, Section Number Four, recorded in Plat Book 25, Page 193 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT 2:

BEGINNING at a point at the center of the present end of Largo Drive, said point being N 01 deg. 09 min. E 30.0 feet from an iron stake at the northwest corner of Lot No. 41 on map of Willison, Section No. 4 as recorded in Plat Book No. 25 at Page No. 193 in the Office of the Register of Deeds of Forsyth County, North Carolina, said beginning corner being a corner of property of James H. Brown and Fred Johnson Brown; thence, from said beginning point, S 01 deg. 09 min. W 177.97 feet to an iron stake at the southwest corner of said Lot 41, said iron stake being in the north line of property now or formerly owned by Fred E. Henderson; thence with said North line N 84 deg. 52 min. W 681.83 feet to an iron stake, a southeast corner of property of Andrew B. Sell; thence with property of said Sell N 27 deg. 19 min. E 198.0 feet to a point, the southwest corner of property of James H. Brown and Fred Johnson Brown; thence with the south line of said Browns approximately S 84 deg. 00 min. E 595.0 feet, more or less, to the place of BEGINNING, containing 2.56 acres, more or less, and being the southwest portion of property deeded to Higram, Inc. by Deed recorded in Book No. 891 at Page No. 385 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in
..... Book 1237, Page 1090, Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book 25, page..... 193.....

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:

- A. Subject to taxes for the year 1999 and subsequent years.
- B. Subject to easements, restrictions and reservations of record, if any.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

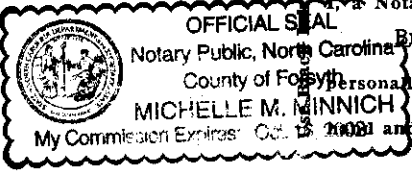
By:
..... President

ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Willie Sims Jr. Briddie P. Sims (SEAL)
Willie Sims, Jr. by and through his attorney-in-
fact, Briddie P. Sims
Briddie P. Sims (SEAL)
Briddie P. Sims
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that
..... Briddie P. Sims Grantor,
..... personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 21st day of April, 1999.
My commission expires: 10-16-2002 *Michelle M. Minnich* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
..... personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of
My commission expires: Notary Public

The foregoing Certificate(s) of
.....

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Michelle M. Minnich Notary Public of said County and State, do hereby certify that BRIDDIE B. SIMS, Attorney-in-Fact for WILLIE SIMS, JR., personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of WILLIE SIMS, JR., and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Forsyth County, on the 30th day of November, 1998, in Book 2038 at Page 585, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said BRIDDIE B. SIMS, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said WILLIE SIMS, JR.

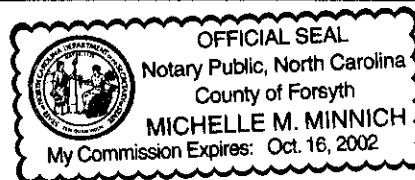
I do further certify that I am not a party to the attached instrument.

WITNESS my hand and Notarial Seal or Stamp, this the 21st day of April, 1999.

My Comm. Expires: _____

Michelle M. Minnich

Notary Public



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Michelle M. Minnich

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: Karee D. Wood Deputy/Asst

C-13-15(a)
(Rev. 5/97)

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF NORTH CAROLINA**

In Re:

BRIDIE B. SIMS

Motion and Order
Chapter 13

No: B-97-51981

C-13

Debtor.



The undersigned Standing Trustee respectfully moves the Court for an order as follows:

This Chapter 13 case was confirmed on February 9, 1998. The Pfefferkorn Company and TransAmerica Home Loan hold deeds of trust against residential real property located at 5030 Largo Drive, Winston-Salem, Forsyth County, North Carolina ("the real property"). Because of financial difficulties, the debtor wishes to convey this real property. Based upon the foregoing, the trustee recommends as follows:

- (1) That the debtor be authorized to convey the real property for an amount sufficient to satisfy all liens in the event a buyer can be located.
- (2) That all net proceeds from such conveyance, after payment of all liens and costs, be forwarded to the Standing Trustee in order that all or a portion of such funds might be disbursed to creditors in this Chapter 13 case.
- (3) That the closing attorney be required to forward a copy of the Closing Statement to the trustee at the time any sale is closed.
- (4) That the trustee continue to disburse funds to creditors holding liens against the real property until those creditors withdraw their claims in this case.

RECEIVED

Date: October 20, 1998
KLB/JCB/ac

OCT 27 1998

Kathryn L. Bringle
Kathryn L. Bringle, Standing Trustee

PARTIES IN INTEREST: See Page 2

WINSTON-SALEM
CHAPTER 13 OFFICE

ENTERED

ORDER

Upon motion of the Standing Trustee and for good cause shown, it is

ORDERED that the relief as requested and recommended by the Standing Trustee is hereby granted effective on the first day after the expiration of thirty (30) days after the 'ENTERED' date of this order; however, if within said first thirty (30) days written objections are filed with this Court and copies served upon the parties in interest appearing on the reverse side, the effective date of this order will be pursuant to further orders of the Court at the hearing on objections; and, it is further

ORDERED that if objections by a party in interest to the granting of the above relief are filed within the thirty (30) day period, a hearing will be held on the objections on the 2nd day of December, 1998, at 9:30 a.m., in the Courtroom on the first floor, 226 South Liberty Street, Winston-Salem, North Carolina; and it is further

ORDERED that the Clerk mail a copy of this motion and order to each of the parties in interest listed on the reverse side.

cc: **OCT 21 1998**

11/21/98

CATHARINE R. CARRUTHERS

Catharine R. Carruthers
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF NORTH CAROLINA

ENTERED

27'98

U.S. Bankruptcy Court
Winston-Salem, NC

JL

In Re:

BRIDDIE B. SIMS

ORDER
CHAPTER 13

NO: B-97-51981 C-13W

On motion by the Standing Trustee or other interested party in reference to the following described real property:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 41, AS SHOWN ON THE MAP OF WILLISTON, SECTION NUMBER FOUR, RECORDED IN PLAT BOOK 25, PAGE 193 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

DRAFTED BY:
KATHRYN L. BRINGLE
Standing Trustee

KLB/ac
November 24, 1998

IT IS ORDERED (as checked)

(X) That the debtor(s) may sell, transfer and convey said real property subject to the conditions of the order signed by the Court on October 21, 1998, a copy of which is attached and incorporated herein by reference as Exhibit A.

() That the restraining order herein pending is hereby modified and the trustee under the present deed of trust encumbering the real property, may proceed with foreclosure pursuant to the laws of the State of North Carolina or, at the election of the mortgagee and the debtor, the debtor may execute a deed in lieu of foreclosure.

Date: NOV 27 1998

CATHARINE R. CARRUTHERS

Catharine R. Carruthers
U.S. Bankruptcy Judge

CERTIFICATE

I, William L. Schwenn, Clerk of the United States Bankruptcy Court for the Middle District of North Carolina, do hereby certify that the above is a true and complete copy of the original Order now on file. This the 27 day of November 1998.

William L. Schwenn
Clerk

By:

Janice Leonard
Deputy Clerk