

Drafted by: Stafford R. Peebles, Jr.

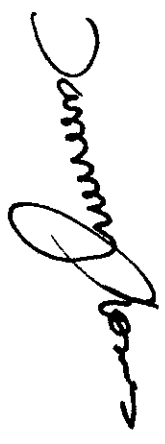
Mail to: Peebles Box 69
(Name) (Street and Number) (City) (State) (Zip)
Mail future tax bills to: Charles and Hildegard Speranza, 2050 Hawaii Ave., NE, St. Petersburg, FL 33702
(Name) (Street and Number) (City) (State) (Zip)

**NORTH CAROLINA
FORSYTH COUNTY**

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, Made this the 9th day of September 19 99,
by Stafford R. Peebles, Jr. Trustee,
to Charles F. Speranza and wife, Hildegard A. Speranza
of the County of Forsyth and State of North Carolina, WITNESSETH, That whereas Mark Anthony Godfrey
on the 18th day of May 1998,
made and executed to Stafford R. Peebles, Jr. Trustee, a Deed of Trust recorded
in Deed of Trust book 2003 at page 2598 upon the lands herinafter described, and whereas the said
Mark Anthony Godfrey
failed to comply with the terms of said Deed of Trust; [and whereas
was duly appointed substitute Trustee by instrument recorded in Deed of Trust book _____ on page _____];
and whereas the said Stafford R. Peebles, Jr. Trustee in compliance
with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement,
on the 24th day of August 19 99, at the Courthouse Door in Winston-Salem, when and where
Charles F. Speranza and wife, Hildegard A. Speranza
became the last and highest bidder at the sum of Fifteen thousand three hundred thirty six & 00/100 Dollars.
NOW, THEREFORE, for and in consideration of the premises and the sum of \$15,336.00 Dollars,
in hand paid to the said Stafford R. Peebles, Jr. Trustee,
by the said Charles F. Speranza and wife, Hildegard A. Speranza,
the receipt whereof is hereby acknowledged, the said Stafford R. Peebles, Jr. Trustee
does by these presents hereby sell and convey unto the said Charles F. Speranza and wife, Hildegard A. Speranza
and their successors, heirs and assigns forever, the following
Tract and Lot of Land lying in the County of Forsyth and State of North Carolina, adjoining the lands of _____
and bounded as follows, viz.:

See Exhibit A attached hereto and incorporated herein.



FORSYTH CO, NC
PRESENTED & RECORDED: 12/16/1999 10:35AM
DIXIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTY: \$
EK2097 P3898 - P3900
62
FEE: \$ 12.00
31.00

PROPERTY ADDRESS 2112 Old Lexington Road, Winston-Salem, NC BLOCK 730 LOT 103 & 211

TO HAVE AND TO HOLD the aforesaid tract or lot of land, to the said Charles F. Speranza and wife, Hildegard A. Speranza and their successors, heirs and assigns, to their use and behoof forever:
And that the said Stafford R. Peebles, Jr. Trustee, covenants that he is seized of said premises and has right to convey the same, and that he will warrant and defend the title to the same in so far as it is his duty to do by virtue of his said office as Trustee and no further.

IN TESTIMONY WHEREOF, The said Stafford R. Peebles, Jr. Trustee,
has hereunto set his hand and seal.

IN TESTIMONY WHEREOF, The said _____ Trustee,
has caused these presents to be signed by its President, attested by its Secretary, and has caused its Common Seal to be
affixed hereto

Stafford R. Peebles, Jr.
Stafford R. Peebles, Jr. Trustee (Seal)

Attest: _____ Secretary By _____ President

STATE OF NORTH CAROLINA—FORSYTH COUNTY

This _____ day of _____, A. D. 19____, personally came before me _____ (Secretary)

who being by me duly sworn, says that he knows the common seal of _____, and is
acquainted with _____ who is the President of said Corporation, and that he, the said
_____ is the Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the said Common Seal
of said Corporation affixed to said instrument by said President, and that he, the said _____, signed his
name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and notarial seal, this the _____ day of _____, A. D. 19____
My commission expires:

Notarial Seal _____ Notary Public

STATE OF NORTH CAROLINA—Forsyth County

I, Ellen M. Marion, a Notary Public, of said County, do hereby certify
that Stafford R. Peebles, Jr. Trustee,
personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the _____ day of September, 1999.

My commission expires: _____
Notarial Seal  _____ Notary Public

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Ellen M. Marion
(here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 15 day of December A.D. 1999.

L. E. Spence Register of Deeds
By Dickie C. Wood Deputy Assistant

Probate and filing fees \$ _____ paid

DICKIE C. WOOD, REGISTER OF DEEDS

Deed Book _____ Page _____
TO
TRUSTEE'S DEED

EXHIBIT A

BEGINNING at an Iron stake on the West side of Old Lexington Road, the Southeast corner of a lot purchased by Roy Setzer and wife (Deed Book 409, page 171 and Plat Book 8, page 174) and running thence along the West side of said Road, South 25 feet to a stake; thence North 75 deg. 30 min. West, 132.6 feet to a stake; thence North 14 deg. 30 min. East 89 feet to a stake in the South line of Junia Avenue; thence South 75 deg. 30 min. East along the South side of said Avenue 8 feet to a point; thence South 14 deg. 30 min West 64 feet to the North side of the large portion of this tract; thence South 75 deg. 30 min. East 128.6 feet to the place of BEGINNING. Being known and designated as Lots 103 and 211, Block 730 of the Forsyth County Tax Maps and being composed of 4 separate tracts as deeded to C. A. Swaney and wife in Deed Books 472, page 81, 528, page 259, 538, page 318, and 810, page 417 and being owned by Mr. and Mrs. C. A. Swaney until their deaths in 1966 and 1967 respectively and now owned by their daughter Mary Anni Swaney Bunn. See Ex. files 6176 and 6409.