

FORSYTH CO, NC 4 FEE: \$ 12.00
 PRESENTED & RECORDED: 08/22/2000 09:16AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS

STATE OF NC REAL ESTATE EXTX: \$ 46.00

BK2130 P2610 - P2612

Drawn by and Mail to: THE LAMB FIRM
 P.O. BOX 31366
 CHARLOTTE, NC 28231-1366

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 18th day of August, 2000, by and between Stephen A. Lamb or Julie M. Luckey, Substitute Trustee per document recorded in Book 2086, Page 1999, Forsyth County Registry, for Charles R. Cunningham, Trustee, in the deed of trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "first party"; and Associates Home Equity Services, Inc., whose address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, TX 75019-3931, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, on January 15, 1998, Aaron S. Zinnerman and Angela Zinnerman executed and delivered unto Charles R. Cunningham, Trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, North Carolina, in Book 1984, Page 1654 to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulations and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same 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 him vested by the said deed of trust and in accordance with the terms and stipulations of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 11:00 a.m., on July 20, 2000, did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, in the City of Winston Salem, NC, when and where Associates Home Equity Services, Inc. became the last and highest bidder for the said land at the price of \$23,000.00; and whereas the first party duly reported said sale to the Clerk of Superior Court of said County, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law; and whereas the said Clerk duly entered and ordered, directing and requiring the first party to convey the said land to the second party by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by the second party, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto the second party, and its successors and assigns, all that certain lot or parcel of land, lying and being in Forsyth County, North Carolina, and more particularly described as follows:

See attached legal description.

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

IN WITNESS WHEREOF, the said first party, Substitute Trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

Stephen A. Lamb (SEAL)
Stephen A. Lamb or Julie M. Luckey,
Substitute Trustee

STATE OF NORTH CAROLINA

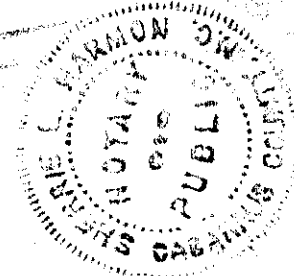
COUNTY OF MECKLENBURG

I, Sherrie L. Harmon, a Notary Public of Cabarrus County and State aforesaid, certify that Stephen A. Lamb, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing attached instrument as substitute trustee.

WITNESS my hand and notarial stamp or seal this 18th day of August, 2000.

Sherrie L. Harmon
Notary Public

My Commission Expires: May 17, 2005



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Sherrie L. Harmon

NP(s)

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

Dickie C. Wood, Register of Deeds by:

P. Boles

Deputy/Asst

Legal Description

BEING located on Dacian Street, also known as Urban Street, and being known and designated as Lot No. 129, as shown on the map of the Reynolds Place, as recorded in Plat Book 1, page 48 in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.