

Mail To: Michael L. Suggs
 Enr 1620 Loughborough Ct
 Kernersville N.C.

FORSYTH CO, NC 240 FEE: \$ 10.00
 PRESENTED & RECORDED: 12/03/2001 2:45PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES

Drawn by: Shapiro & Ingle, L.L.P. 27284
 8520 Cliff Cameron Drive, Suite 300
 Charlotte, NC 28269
 Mail to: Michael Suggs 1620 Loughborough Court, Kernersville, Nc 27284

STATE OF NC REAL ESTATE EXTX: \$ 80.00
 BK2216 P1267 - P1268

Tax Code#: 2440 002H

P. Boles

STATE OF NORTH CAROLINA

TRUSTEE'S DEED

COUNTY OF FORSYTH

\$80.00 Documentary Stamps

THIS DEED, made November 2, 2001, by and between Elizabeth B. Ells, Substitute Trustee per document recorded in Book 2104 Page 927, Forsyth County Registry, for Charles Cunningham, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Michael Suggs, 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, Under date of May 19, 1998, Bethel P. Smith and Constance Ellis executed and delivered unto Charles Cunningham, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deed for Forsyth County, N.C., in Book 2004, Page 3633, 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 stipulation 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 a special proceeding having been instituted on February 10, 2000 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 00SP108; 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 stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 2:00PM, on Monday, September 17, 2001, 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, when and where Michael Suggs became the last and highest bidder for the said land at the price of \$40,289.50; 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 place thereon within the time allowed by law; and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Michael Suggs, 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 Michael Suggs, all that certain lot or parcel of land, lying and being in the City of Winston Salem, Forsyth County, State of 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 South side of East First Street (formerly Belews Creek Road); said stake being distant Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the south side of East First Street as the same curves South 69 degrees 35' East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 6 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 feet to an

iron stake, Southeast corner of Lot No. 5; thence along the East lines of Lots Nos. 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of BEGINNING. The same being Lot. No. 2 on a map of property of Hill and Graves, made by J.E. Ellerbe, C.E., on January 3, 1957, said map being unrecorded. And being a part of a 6 acre tract of land described in Deed Book 587 Page 10. For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

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.

Elizabeth B. Ells (SEAL)
Elizabeth B. Ells
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, A. Otten, Notary Public in and for the State and County aforesaid, do hereby certify that Elizabeth B. Ells Substitute Trustee, personally appeared before me this day and acknowledge the due execution by him/her of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal November 2, 2001.

A. Otten
Notary Public

A. OTTEN
Notary Public, State of North Carolina
County of Mecklenburg
My Commission expires April 26, 2006

My Commission expires: 4/26/06

00-19489

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

A. Otten 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: [Signature] Deputy/Asst