

2005017829 00021

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$128.00

PRESENTED & RECORDED:

03-24-2005 09:24 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2551

PG: 135-137

Drawn by and Mail to: THE LAMB FIRM *BNJ* Stamps: \$128.00
P.O. BOX 36158
CHARLOTTE, NC 28236-6158

Block/Lot # 1516 121
STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this 22nd day of March, 2005, by and between Stephen A. Lamb, Substitute Trustee per document recorded in Book 2527, Page 2990, Forsyth County Registry, for Brock & Scott, PLLC, Trustee, in the deed of trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "first party"; and Centex Home Equity Company, LLC, whose address is 350 Highland Drive, Lewisville, TX 75067, 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 July 3, 2000, James E. Scott, Sr. and Jannie L. Scott, Husband and Wife executed and delivered unto Brock & Scott, PLLC, 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 2124, Page 1732 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 March 7, 2005, 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, when and where Centex Home Equity Company, LLC became the last and highest bidder for the said land at the price of \$63,989.92; 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, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

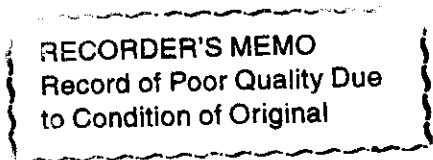
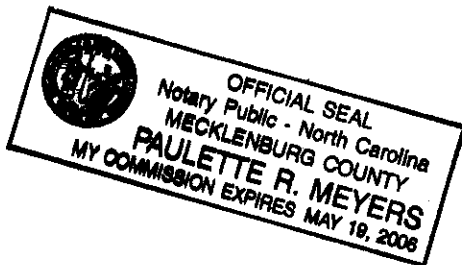
I, Paulette R. Meyers, a Notary Public of the County and State aforesaid, certify that Stephen A. Lamb, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing attached instrument as substitute trustee.

WITNESS my hand and notarial stamp or seal this 22nd day of March, 2005.

Paulette R. Meyers
Notary Public

My Commission Expires:

May 19, 2006



STATE OF NC - FORSYTH CO
Paulette R. Meyers The foregoing certificate(s) of:
NP(s)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.

LEGAL DESCRIPTION

Lying and being in Middle Fork Township and BEGINNING at an iron stake on the East side of Ogburn Avenue, said iron stake being 289 feet North of the N. E. corner of the intersection of Ogburn Avenue and Griffith Street, and running thence Northwardly along the East side of Ogburn Avenue a distance of 90 feet to a stake; thence Eastwardly and parallel with the North line of Griffith Street a distance of 146.7 feet, more or less, to an iron stake in the West line of Lot No. 254; thence Southwardly, and parallel with Ogburn Avenue, along the West line of Lot 254, a distance of 90 feet to an iron stake; thence Westwardly and parallel with the North line of Griffith Street a distance of 146.7 feet to the place of BEGINNING.

Being a part of Lot 255 as shown on the Plat of Montview as recorded in Plat Book 1, at page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina.