

2006021980 00038
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXTX
\$139.00
 PRESENTED & RECORDED:
 04-12-2006 09:41 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2653
PG:611-612

THIS INSTRUMENT PREPARED BY Michele L. Bowles & RETURN TO:

Priority Trustee Services of NC, L.L.C.
 Substitute Trustee
 1587 Northeast Expressway
 Atlanta, Georgia 30329
 770-234-9181, ext. 1766

OUR File No.: 156.0416837NC/Davis
 Tax Parcel No.: 2228.100
 Excise Tax: \$ 139.00

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 6 day of April, 2006, by and between Priority Trustee Services of NC, L.L.C., Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2 (assigned bid by Key Bank USA, NA), whose address is 3476 Stateview Blvd., MAC #X7801-013, Fort Mill, SC 39715, ("Grantee");

WITNESSETH:

WHEREAS, Juan L. Davis, executed and delivered a Deed of Trust dated January 14, 2000, and recorded in Book 2102 at Page 1129 of the Forsyth County Public Registry, to Brock & Scott, Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Key Bank USA, NA; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in Book RE 2635 at Page 1385 of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust 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 said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled "06 SP 192", and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on February 28, 2006, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein-below described, Grantor, at 12:00 PM, on March 22, 2006, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, land transfer taxes, if any, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where Key Bank USA, NA became the last and highest bidder for said land at the price of \$69,255.42; and

WHEREAS, Key Bank USA, NA requested transfer and assignment of its bid to the Grantee and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee recorded in Book 2635 at Page 1385, Priority Trustee Services of NC, L.L.C., Substitute Trustee, assigned said bid to HSBC Bank USA, National Association, as Trustee for Home Equity Loan Trust Series ACE 2005-SD2; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the City of Winston Salem, County of Forsyth, State of North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake on the North side of Don Ave. being the southwest corner of lot 99 of the A.T. Cox Division #2; thence running with the North side of Don Ave., North 87 deg. 30' West 75.02 feet to an iron stake lying 15 feet East of the Southeast corner of lot 103; thence North 02 deg. 43' 28" East 167.34 feet to an iron stake lying 15 feet East of the northeast corner of Lot 103 in the South line of the A.T. Cox Development; thence with the South line of the said A.T. Cox Development, South 87 deg. 26' 01" East 74.82 feet to an iron stake, being the northwest corner of lot 99; thence with the West line of lot 99, South 02 deg. 39' 27" West 167.26 feet to an iron stake, the place of BEGINNING, being lots 100, 101 and the East half of lot 102, of the A.T. Cox Sub-Division #2, plat of which is recorded in Plat Book 12, page 192 in the Office of the Register of Deeds of Forsyth County, N.C., reference to which plat is hereby made for a more particular description.

Subject to easements and restrictions of record, if any.

Said property is commonly known as 1111 Don Avenue, Winston Salem, NC 27105.

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

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

Michele L. Bowles (SEAL)
Michele L. Bowles as Manager of Priority
Trustee Services of NC, L.L.C.
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Cynthia G. Wright, a Notary Public of the county and State aforesaid, certify that Michele L. Bowles personally appeared before me this day and acknowledged that he (or she) is Manager of Priority Trustee Services of NC, L.L.C., Substitute Trustee, and that he (or she) is authorized to do so, executed the foregoing attached instrument on behalf of our LLC.

WITNESS my hand and notary stamp or seal this 6 day of April, 2006.

Cynthia G. Wright
Notary Public

My Commission Expires: _____

NOTARY SEAL

Our File No.: 156.0416837NC
Borrower: Juan L. Davis
Property Address: 1111 Don Avenue, Winston Salem, NC 27105

