

2007060588 00151

FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXT  
**\$142.00**  
 PRESENTED & RECORDED:  
 10-17-2007 01:14 PM  
 KAREN GORDON  
 REGISTER OF DEEDS  
 By: BETTY C CAMPBELL DPTY  
**BK:RE 2789**  
**PG:3932-3933**



TRUSTEE'S DEED

07-94357

Grantee's Address:

Wells Fargo Bank National Association, as Trustee for First  
 Franklin Mortgage Loan Trust 2004-FFH3  
 4708 Mercantile Drive  
 Fort Worth, Texas 76137-3605

Drawn by and Mail to:

*61*

Shapiro & Ingle  
 8520 Cliff Cameron Drive, Suite 300  
 Charlotte, NC 28269

Tax Code#:6015 011  
 STATE OF NORTH CAROLINA

\$ 142.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made October 15, 2007 by and between Grady I. Ingle, Substitute Trustee per document recorded in Book 2776 Page 3212 Forsyth County Registry, for House and Tippett, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3, 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 June 18, 2004, Valerie Simpson executed and delivered unto House and Tippett, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book 2481, Page 1889, 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 August 16, 2007 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 07 SP 1654; 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 12:00 PM on October 4, 2007 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 Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 became the last and highest bidder for the said land at the price of \$71,400.00 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.

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3, 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 Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 11 as shown on the Map of Northhills, Phase 1, recorded in Plat Book 24 at Page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular 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 her hand and affixed her seal the day and year first above written.

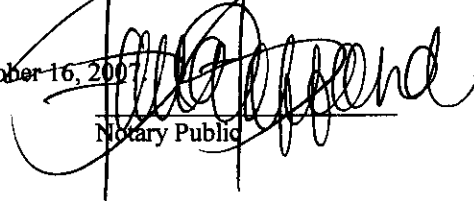
  
\_\_\_\_\_  
Grady I. Ingle (SEAL)  
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Stacia Stafford, Notary Public in and for the State and County aforesaid, do hereby certify that Grady I. Ingle, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this October 16, 2007

  
\_\_\_\_\_  
Notary Public

My Commission expires: 11/19/11

