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 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXT
\$244.00
 PRESENTED & RECORDED:
12-19-2007 09:47 AM
 KAREN GORDON
REGISTER OF DEEDS
 BY: BETTY C CAMPBELL
DPTY
BK: RE 2802
PG: 1758-1760

Drawn by and Mail to: THE LAMB FIRM Stamps: \$244.00
 P.O. BOX 36158
 CHARLOTTE, NC 28236-6158
 PARCEL ID: 3830 038

STATE OF NORTH CAROLINA)
) SUBSTITUTE TRUSTEE'S DEED
 COUNTY OF FORSYTH)

THIS DEED, made this 14th day of December, 2007, by and between Stephen A. Lamb, Substitute Trustee per document recorded in Book 2781, Page 1972, Forsyth County Registry, for Darren S. Cranfill, Attorney at Law, Trustee, in the deed of trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "first party"; and Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2006-M2 under the Pooling and Servicing Agreement dated as of August 1, 2006, Without Recourse, whose address is c/o Citi Residential Lending, Inc., 10801 6th Street, Suite 130, Rancho Cucamonga, CA 91730, 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 June 26, 2006, Mark Ramey and wife, Shontae Ramey executed and delivered unto Darren S. Cranfill, Attorney at Law, 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 2673, Page 878 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 November 15th, 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, in the City of Winston Salem, when and where Deutsche Bank National Trust Company, as Trustee of Argent Mortgage

Securities, Inc. Asset Backed Pass Through Certificates, Series 2006-M2 under the Pooling and Servicing Agreement dated as of August 1, 2006, Without Recourse became the last and highest bidder for the said land at the price of \$121,750.75; 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, Donna C. Webb, 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 14th day of December, 2007.

Donna C. Webb
Donna C. Webb
Notary Public
Mecklenburg County, NC
My Commission Expires August 25, 2012

My Commission Expires:

August 25, 2012

LEGAL DESCRIPTION

4867 TIFFANY AVENUE
WINSTON-SALEM, NC 27104

BEING KNOWN AND DESIGNATED as Lot No. 38 as shown on a Map of Country Club Hills, Map 3, as recorded in Plat Book 12, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.