

2008045148 00088

FORSYTH CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXT**\$200.00**

PRESENTED & RECORDED:

09-03-2008 12:44 PM

KAREN GORDON

REGISTER OF DEEDS
BY: E NAVARRO
DPT**BK: RE 2852****PG: 4396-4399**

ENVELOPE

Grantee's Address: 1008 Japonica Lane, Greensboro, NC 27410

This Deed Prepared By: F. Kevin Gorham, Attorney at Law
mailed to: 100 South Elm Street, Suite 313, Greensboro, NC 27401NORTH CAROLINA
FORSYTH COUNTY*TS \$200.00*

TRUSTEE'S DEED

THIS DEED, made this the 3 day of SEPTEMBER, 2008, by and between F. KEVIN GORHAM, Substitute Trustee, of Guilford County, North Carolina, hereafter called Grantor, and VISION INVESTMENT COMPANY, INC., hereinafter called Grantee.

WITNESSETH:

WHEREAS, MICHAEL J. GRAVES executed a deed of trust to HAL SURRATT, Trustee, dated June 26, 2007, as recorded in Book 3764, Page 3503, in the Forsyth County Register of Deeds to secure the payment of the indebtedness therein set out; and

WHEREAS, F. KEVIN GORHAM was appointed Substitute Trustee for the above deed of trust as shown in Substitution of Trustee dated April 14, 2008, and recorded in Book 2831, Page 3936, in the Forsyth County Registry; and

WHEREAS, default having occurred in the payment of the indebtedness secured by the said deed of trust, the holder of the note thereby secured, as provided in the said note, declared the entire sum due and payable by reason of such default, and demanded of the Substitute Trustee the foreclosure of the deed of trust and the sale of the property described therein for the purposes of satisfying the said indebtedness; and

WHEREAS, the Grantor brought a special proceeding before the Clerk of Superior Court of Forsyth County for the purpose of seeking authority to foreclose under the terms of the said deed of trust, pursuant to which the Clerk of Superior Court of the said county issued an order authorizing the Substitute Trustee to proceed with the foreclosure sale (see file number 2008 SP 1107 in the Office of the Clerk); and

WHEREAS, the Grantor, under and by virtue of the power of sale and authority vested in him by the deed of trust and according to the terms and stipulations of the deed of trust, after due and legal advertisement as required by law and the terms of the deed of trust, offered the land conveyed in the said deed of trust for sale at public auction for cash at the Forsyth County Courthouse, Winston-Salem, North Carolina, when and where VISION INVESTMENT COMPANY, INC. became the last and highest bidder; and

WHEREAS, the Grantor duly reported the sale of the property described in the deed of trust to the Clerk of Superior Court of the said county as required by law, and the said sale remained open for more than ten (10) days, and no advance bid was made, and no objection offered to the said sale; and

WHEREAS, the Grantee has complied with the terms of the said sale by paying the purchase price to the Grantor;

NOW, THEREFORE, the Grantor, in consideration of the premises and the payment of the purchase price in the amount of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) by the Grantee, receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, does hereby bargain, sell, grant and convey unto the Grantee, his successors and assigns, all of that real property being in Forsyth County, North Carolina, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.


This property is also known as follows: 1440 Thurmond Street, Winston-Salem, North Carolina; 1039 Rundell Street, Winston-Salem, North Carolina; 1029 Rundell Street, Winston-Salem, North Carolina; and 19 27th Street, Winston-Salem, North Carolina.

This conveyance is made subject to ad valorem taxes, prior encumbrances, assessments, unpaid water rents, easements, restrictions and rights of way of record, if any.

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

When reference is made to the Grantor or Grantee, the singular shall include the plural, and the masculine shall include the feminine or the neuter.

IN TESTIMONY WHEREOF, the Grantor, as Trustee, has hereunto set his hand and seal the day and year first above written.

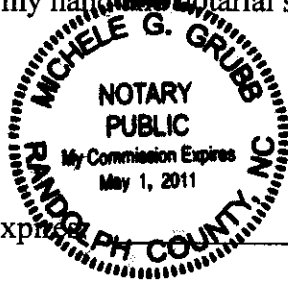
 (SEAL)
F. KEVIN GORHAM, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Michele G. Grubb, a Notary Public in and for the above County and State, do hereby certify that **F. KEVIN GORHAM, Substitute Trustee**, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes therein expressed and in the capacity indicated, and that I have either (i) personal knowledge of the identity of the principal or (ii) satisfactory evidence of the principal's identity.

WITNESS my hand and notarial seal, this the 3 day of September, 2008.



Michele G. Grubb

Michele G. Grubb, Notary Public

My Commission Expires

EXHIBIT "A"
REAL PROPERTY DESCRIPTION

Tract 1: 1440 Thurmond Street, Winston-Salem

All of that certain lot or parcel of land located in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEING ALL OF LOT NUMBER THREE (3) in Block 3 as shown on Plat of North Cherry Street Development Company, plat of said property being recorded in Plat Book 4, Pages 54 and 55 in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made for a more complete metes and bounds description thereof.

Tract 2: 1039 Rundell Street, Winston-Salem

All of that certain lot or parcel of land located in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEING ALL OF LOT NUMBER SEVENTEEN (17) in Block H as shown upon the Map of Carver Crest, as surveyed and platted in November 1944, by J. E. Ellerbee, C.E., which map in of record in the Register of Deeds of Forsyth County in Plat Book 10 at Page 171, to which reference is hereby made for a more complete metes and bounds description thereof.

Tract 3: 1029 Rundell Street, Winston-Salem

All of that certain lot or parcel of land located in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

BEING ALL OF LOT NUMBER NINETEEN (19) in Block H as shown upon the Map of Carver Crest, as surveyed and platted in November 1944, by J. E. Ellerbee, C.E., which map in of record in the Register of Deeds of Forsyth County in Plat Book 10 at Page 171, to which reference is hereby made for a more complete metes and bounds description thereof.

Tract 4: 19 27th Street, Winston-Salem

All of that certain lot or parcel of land located in the City of Winston-Salem, Forsyth County, North Carolina, situated on the north side of 27th Street, and being more particularly described as follows:

BEING ALL OF LOT NUMBER TWO HUNDRED FIVE (205) as shown on plat of said property being recorded in Plat Book 8, Page 109 in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made for a more complete metes and bounds description thereof.

Lot # 205 fronts 50 feet on the north side of 27th Street and extends back between parallel lines 165 feet being 50 feet in width on rear line.