

2008057373 00060

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$110.00**

PRESENTED & RECORDED:

12-04-2008 10:29 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPT

BK: RE 2864**PG: 1891-1892**Drawn by & Mail to: Larry W. Pearman, PO Box 8178, Greensboro, NC 27419 ^{cr}

Property Address: 1322 Bretton St, Winston Salem, NC 27103 (08-3885)

"This instrument prepared by Larry W. Pearman, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Stamps: \$110.00

Parcel ID#:642846

NORTH CAROLINA

FORSYTH COUNTY

TRUSTEE'S DEED OF CONVEYANCE

This Deed, made this 14th day of November, 2008, by and between Larry W. Pearman, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Guilford County, North Carolina, Grantor, and American General Financial Services, Inc., Grantee, whose address is 556 Hanes Mall Blvd, Winston Salem, NC 27103.

WITNESSETH:

WHEREAS, on the 18th day of January, 2007, Lillie M. Blyther, unmarried executed and delivered unto Rhonda Puckett, as 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 2724, Page 1198 to which reference is hereby made; 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 2852, Page 2040, of the Forsyth County Registry; and 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 the 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, North Carolina, entitled in "08 SP 2084", 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 October 2, 2008, 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 hereinbelow described and conveyed, subject to easements, restrictions, conveyances, releases and prior liens for sale at public auction at the Forsyth County Courthouse steps in Winston Salem, North Carolina, when and where Grantee became the last and highest bidder at the sale; and,

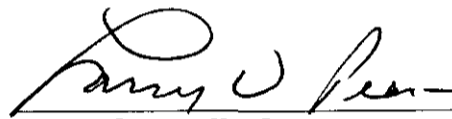
WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as by law required, and thereafter said sale remained open for ten days and no advance bid was placed thereon in the time allowed by law; and,

NOW, THEREFORE, in consideration of the premises and the payment of said purchase price by Grantee, the receipt 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 its successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Beginning at an iron stake in the South margin of Bretton Street (formerly Soissons Street), said iron stake also being located in the Northwest corner of Lot 5 as shown on the map of a part of the C.F. Nissen Estate recorded in Plat Book 3, Page 11, North 84 degrees 42 minutes 13 seconds West 47.99 feet to a point; thence North 4 degrees 05 minutes East 200.01 feet to an iron in the South margin of Bretton Street; thence with said street South 84 degrees 59 minutes 00 seconds East 47.07 feet to the place of Beginning and being known as Lot 4, Block "6" on the map of a part of the C.F. Nissen Estate, recorded in Plat Book 3, Page 11, Forsyth County Registry, reference to which is made for a more particular description. Said property also being shown on Plat of Survey by Larry L. Callahan, L.2499 Dated June 2, 1987 and bearing Job No. 4223-1 reference to which is also made for a more particular description.

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 the same.

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

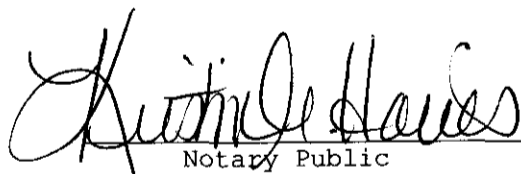
 (SEAL)
Larry W. Pearman
Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, the undersigned, a Notary Public for the State of North Carolina, County of Guilford, do hereby certify that Larry W. Pearman, Substitute Trustee, did personally appear before me and (sign) acknowledge the due execution of the foregoing instrument.

Witness my hand and seal this the 14th day of November, 2008.

My Commission expires: 9-13-2011


Notary Public

