



2009010638 00037

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$88.00**

PRESENTED & RECORDED:

03-17-2009 10:48 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: G Y REID
DPT**BK: RE 2879****PG: 2091-2093**

CBM97391085

ENVELOPE

NORTH CAROLINA
FORSYTH COUNTYREVENUE STAMPS: \$ 88.00**SUBSTITUTE TRUSTEE'S DEED**

Drawn by and Mail to: Jeff D. Rogers
Post Office Drawer 26268
Raleigh, North Carolina 27611

Parcel ID No. 6836-36-6398.00

This deed, made and entered into this 3 day of March, 2009, by and between Jeff D. Rogers, acting as Substitute Trustee as hereinafter stated, party of the first part, and BRANCH BANKING AND TRUST COMPANY, party of the second part, whose address is PO Box 1847 Wilson NC 27894.

WITNESSETH:

That whereas JAMES L. WASHINGTON AND ANNIE R. WASHINGTON executed to BB&T COLLATERAL SERVICE CORPORATION, Trustee upon the lands hereinafter described a Deed of Trust dated August 27, 2004, and recorded in Book 2505, Page 382, in the Office of the Register of Deeds of FORSYTH County; and whereas Jeff D. Rogers was appointed as Substitute Trustee by instrument recorded in Book 2858, Page 4498, FORSYTH County Registry; and whereas the indebtedness thereby secured being overdue and unpaid, and the holder of the said indebtedness having called upon the said Substitute Trustee to foreclose the said Deed of Trust, the said Substitute Trustee, after due advertisement as required by law, and the terms of the Deed of Trust, offered said land for sale at the FORSYTH County Courthouse on February 19, 2009, when and where BRANCH BANKING AND TRUST COMPANY became the last and highest bidder at the price of \$43,700.00 dollars; and whereas within five (5) days of said sale a report thereof was made to the Clerk of the Superior Court; and whereas said bid remained open for more than ten (10) days and no advance bid was offered, and no objection made.

Now therefore, the said Jeff D. Rogers, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of \$43,700.00 dollars to him in hand paid, has bargained and sold and by these presents does bargain, sell, and convey unto the said BRANCH BANKING AND TRUST COMPANY, and its successors and assigns, the said land sold as aforesaid, the same lying and being in the County of FORSYTH, and State of North Carolina, and more particularly described and bounded as follows:

Beginning at an iron stake on the East side of Glenn Avenue 200 feet South of the Southeast intersection of Glenn Avenue and 28th Street; thence East parallel with 28th Street 150 feet to an iron stake, in the West line of a 15 foot alley; thence South along the West side said fifteen foot alley 50 feet to an iron stake, thence West parallel with 28th Street 150 feet to an iron stake in the East line of Glenn Avenue; thence North along the East line of Glenn Avenue 50 feet to an iron stake, the place of beginning, being Lot No. 5 as shown on the map entitled Bon Air Realty Company, made by C.E. Ellerbe and recorded in the Office of the Register of Deeds, Forsyth County, in Plat Book 3, Page 25, also being a part of that certain tract of parcel of land conveyed to P.H. Hanes, Jr., by Bon Air Realty Company by deed dated January 24, 1924, recorded in the Office of the Register of Deeds of Forsyth County, Book 204, Page 267, reference to which is hereby made, the above described land being the first tract as set forth in said deed.

Property Address: 2719 Glenn Avenue Winston-Salem, NC

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging to it, the said party of the second part and its heirs, successors and assigns, as such, in as full and ample a manner as the said Substitute Trustee has power to convey the same.

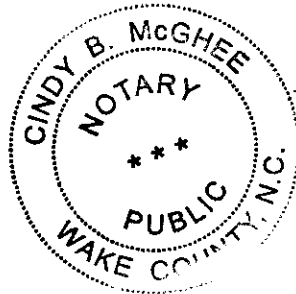
This conveyance is made subject to: (1) all prior liens, encumbrances, easements, right-of-ways, restrictive covenants or other restrictions of record affecting the property; (2) property taxes and assessments; (3) federal tax liens with respect to which proper notice was not given to the Internal Revenue Service; and (4) federal tax liens to which proper notice was given to the Internal Revenue Service and to which the right of redemptions applies.

The property is being conveyed "as is"; the undersigned makes no warranties or representations concerning the condition of the property conveyed, nor does the undersigned make any warranties of title.

In testimony whereof, said Jeff D. Rogers, acting as Substitute Trustee as hereinabove stated, has hereunto set his hand and seal the day and year first above written

NORTH CAROLINA

WAKE COUNTY



Jeff D. Rogers, Substitute Trustee

(SEAL)

I, a Notary Public of the County and State aforesaid, certify that Jeff D. Rogers, Substitute Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3 day of Nov, 2009.

Cindy B. McGhee

Cindy B. McGhee, Notary Public

My Commission Expires: 10/31/09