

2009016731 00188

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

\$196.00

PRESENTED & RECORDED:

04-22-2009 02:26 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E NAVARRO
DPTY

BK: RE 2885

PG: 4292-4293



TRUSTEE'S DEED

06-81435

Grantee's Address:

The Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes
1661 Worthington Road; Suite 100
P.O. Box 24737
West Palm Beach, Florida 33415

Drawn by and Mail to:

Shapiro & Ingle *#61*
8520 Cliff Cameron Drive, Suite 300
Charlotte, NC 28269

Tax Code#:6818-10-1175.00
STATE OF NORTH CAROLINA

\$ 196.00 REVENUE STAMPS

COUNTY OF FORSYTH

THIS DEED, made April 20, 2009 by and between Elizabeth B. Ells, Substitute Trustee per document recorded in Book 2873 Page 601 Forsyth County, North Carolina Registry, for Jeffrey M. Ruben, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and The Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes, 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 March 31, 2000, Shirley B. Holness executed and delivered unto Jeffrey M. Ruben, 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 2111, Page 2908, 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 February 12, 2009 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 09sp238; 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


April 9, 2009 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 The Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes became the last and highest bidder for the said land at the price of \$97,929.66 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 The Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes, 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 Bank of New York Mellon, as Indenture Trustee on behalf of the Noteholders and the Note Insurer of ABFS Mortgage Loan Trust 2000-1, Mortgage Backed Notes 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 all of Lot (s) 6, Winona Heights Subdivision, recorded in Map Book (s) 25, Page 180, Forsyth County, North Carolina.

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.


 (SEAL)
Elizabeth B. Eells
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Heather Sellers, Notary Public in and for the State and County aforesaid, do hereby certify that Elizabeth B. Eells, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by her of the foregoing and attached instrument as Substitute Trustee.

WITNESS my hand and official seal this April 20, 2009.


Heather Sellers
Notary Public

My Commission expires: March 15, 2014

