



2010033805 00173

FORSYTH CO, NC FEE \$31.00
STATE OF NC REAL ESTATE EXTX

\$700.00

PRESENTED & RECORDED:

09-07-2010 12:34:36 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH
DPTY

BK: RE 2962

PG: 4303-4307

Drafted by: David L. Wilson, Jr.
PO Box 25184
Winston-Salem, NC 27114-5184

Return To: Box 26

None of the properties Are Primary Residence of Grantor

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE DEED, made the 30th day of August, 2010, by and between David L. Wilson, Jr., Substitute Trustee, (hereinafter referred to as Grantor), and PHILLIP R. CHILDRESS and wife, BARBARA N. CHILDRESS (hereinafter referred to as Grantees). Address: 905 Gales Avenue, Winston-Salem, NC 27103

WITNESSETH:

WHEREAS, Creative Real Estate Solutions 13, LLC, executed and delivered to Daniel A. Frazier, Trustee, for Verlie N. Childress and/or Phillip N. Childress or the Survivor of Them, a Deed of Trust recorded in Book 2668, Page 4259 of the Forsyth County Registry; and

WHEREAS, Grantor was substituted as Trustee by instrument recorded in Book 2722, Page 580; and

WHEREAS, default having occurred in the payment of the debt secured by said Deed of Trust, and demand made on Grantor by the owner and holder of said Deed of Trust to sell the property under the terms thereof, a special proceeding was instituted in Forsyth County Court File No. 10 SP 883, due notice was given to the parties of the special proceeding and a proper hearing conducted and an order entered by the Clerk of Superior Court which authorized Grantor to proceed with foreclosure and sell the real property; and

WHEREAS, by virtue of the power and authority vested by the Deed of Trust, and the order

of the court, Grantor advertised and gave proper notice of the sale as required by the Deed of Trust and North Carolina Statutes, and exposed for sale the property described in said instrument with all improvements thereon, at public auction at the Forsyth County Courthouse in Winston-Salem, North Carolina, on August 4, 2010; and


WHEREAS, Grantor reported the sale to the Clerk of Court and kept the sale open until the statutory period for upset bids expired as required by law, and the highest bid of THREE HUNDRED FIFTY THOUSAND AND NO/Dollars (\$350,000.00) was filed by PHILLIP R. CHILDRESS and said purchase price was fully paid. The bid was assigned to PHILLIP R. CHILDRESS and wife, BARBARA N. CHILDRESS.

THEREFORE, in consideration of the premises and payment of said purchase price by Grantees, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the Deed of Trust, Grantor does hereby sell, grant and convey to PHILLIP R. CHILDRESS and wife, BARBARA N. CHILDRESS, the Grantees, and their heirs, administrators, successors and assigns, the property lying and being in Forsyth County, North Carolina and described as follows:

See attached Exhibit A which is incorporated herein by reference.

TO HAVE AND TO HOLD said land, together with all privileges and appurtenances thereunto belonging, unto the Grantees, their heirs, administrators, successors and assigns forever, in as full and ample manner as a Substitute Trustee is Authorized and empowered to convey.

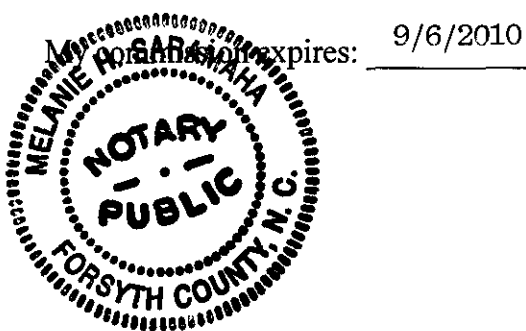
IN WITNESS WHEREOF, Grantor, as Substitute Trustee, hereunto sets his hand and seal this the day and year first above written.

 (SEAL)
David L. Wilson, Jr., Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Melanie H. Saramaha, a Notary Public for the aforesaid county and state, do certify that David L. Wilson, Jr., Substitute Trustee and Grantor herein, personally came before me and acknowledged execution of the above Substitute Trustee Deed for the purposes therein expressed. Witness my hand and official seal, this 30th day of August, 2010.



 Notary Public

TRACT 1:

Tax Block 2230 Lots 202 and 004A
4825 Old Rural Hall Road, Winston-Salem, NC

BEGINNING at an iron stake in the East line of Rural Hall Road, said stake being 355.68 feet Southwardly from the intersection of Rural Hall Road and Motor Road, said beginning point being 15 feet Southwardly from the Southwest corner Lot No. 2 on the map hereinafter referred to; running thence North 70 deg. 09' East parallel with the South line of Lot No. 2, 200 feet to an iron stake; thence South 19 deg. 50' East 60 feet to an iron stake, the Southeast corner of Lot No. 3; thence South 88 deg. 28' East 41.5 feet to an iron stake; thence South 70 deg. 09' West 238.3 feet to an iron stake in the East line of Rural Hall Road; thence with the East line of Rural Hall Road, North 19 deg. 50' West 75 feet to the point of beginning and being known and designated as the Southern 60 feet of Lot No. 3 and the Northern 15 feet of Lot No. 4 as shown on the map of the R. M. Cox Property as recorded in Plat Book 3, Page 61A, office of the Register of Deeds of Forsyth County, North Carolina.

For chain of title see Deed Book 814, Page 394.

TRACT 2:

Tax Block 1806 Lot 001R
1801 Andover Street, Winston-Salem, NC

BEING KNOWN and designated as Lot # 1, as shown on the map of Rupert W. Bagby Property, which is recorded in Plat Book 19, Page 8, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

For chain of title see Deed Book 1272, Page 489.

TRACT 3:

Tax Block 1521 Lot 466
4332 Tise Avenue, Winston-Salem, NC

BEGINNING at an iron stake in the west side of Tise Avenue, northeast corner of Lot No. 465; thence westwardly along line of said Lot, 230 feet to a stake, the southeast corner of Lot No. 450; thence northwardly along line of said Lot, 75 feet to a stake, the southwest corner of Lot No. 467; thence eastwardly along line of said Lot, 230 feet to a stake in the west line of Tise Avenue; thence southwardly with Tise Avenue 75 feet to an iron stake, the POINT OF BEGINNING; BEING known and designated as Lot No. 466 on the Plat of Ogburn Realty Company known as Montview, said map recorded in Register of deeds Office, Forsyth County, North Carolina, in Plat Book 1, Page 106.

For chain of title see Deed Book 1126, Page 478.

TRACT 4:

Tax Block 1646 Lots 004B and 005A
1138 Motor Road, Winston-Salem, NC

BEGINNING at an iron stake in the South line of Motor Road, said stake being 10 feet eastward from the Northwest corner of Lot No. 4 as shown on the map of Motorville, Section No. 1; thence North 86 deg. West along the South line of said road 65 feet to an iron stake, said iron stake being 20 feet eastwardly from the Northwest corner of Lot No. 5; thence on a new line and parallel with the East line of said Lot No. 5, 157.64 feet to an iron stake; thence Eastwardly 65 feet to an iron stake, said stake being 10 feet Eastwardly from the Southwest corner of Lot No. 4; thence Northwardly 156.02 feet to the place of BEGINNING. Being the Eastern portion of Lot No. 5 and the Western portion of Lot No. 4 as shown on the Map of Motorville, Section No. 1, as recorded in Plat Book 3, Page 82, in the Office of the Register of Deeds, Forsyth County, North Carolina.

For chain of title see Deed Book 1658, Page 3456.

TRACT 5:

Tax Block 986 Lot 105
3630 Ogburn Avenue, Winston-Salem, NC

BEING KNOWN and designated as the eastern ½ of lots 20 & 21, Block 986, as shown on the Map of Bronton, recorded in Plat Book 10, Page 44, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

For chain of title see Deed Book 2463, Page 2124.

TRACT 6:

Tax Block 2302 Lot 126 and 127
211 Turner Street, Winston-Salem, NC

Being known and designated as Lot No. 3 as shown on the map of Shutt Property as recorded in Plat Book 2, Page 62, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description being in all respects the same property as that described in Deed of Trust Book 675, Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For chain of title see Deed Book 983, Page 402.

TRACT 7:

Tax Block 1505 Lot 109
724 Ontario Street, Winston-Salem, NC

BEGINNING at a point in the south line of Griffith Street, 150 feet West of the Southwest corner of Griffith Street and Tise Avenue; running thence westwardly with the South line of Griffith Street, 50 feet to a point; thence Southwardly 150 feet to a point; thence Eastwardly 50 feet to a point; thence Northwardly 150 feet to the point of BEGINNING; being a part of Lots No. 262 and 263 as shown on the Plat of Montview, recorded in plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For chain of title see Deed Book 1724, Page 3121.

TRACT 8:

Tax Block 984 Lots 017, 018 and 110
3706 Ogburn Avenue, Winston-Salem, NC

BEGINNING at an iron stake at the northwest intersection of Virginia Avenue and Ogburn Avenue (formerly Creason Street); and running thence along the West side of Ogburn Avenue, North 04 deg. 24' West 100 feet to an iron stake, the southeast corner of Lot No. 16; thence North 89 deg. 41' West with the South line of No. 16, and crossing Lot No. 19, 200 feet to an iron stake in the East line of Lot No. 20; thence with the East line of Lot No. 20, South 04 deg. 24' East 100 feet to an iron stake in the North line of Virginia Avenue; thence with the North line of Virginia Avenue, South 89 deg. 41' East 200 feet to an iron stake, the place of BEGINNING. The same being all of Lots 17 and 18 and part of Lot 19, all in Block 984, on a map of Revision of part of Blocks 984 and 986, Bronton Subdivision, amde by Charles S. Kirby, Engineer, said map being recorded in plat Book 10, at Page 44, Forsyth County Registry.

For chain of title see Deed Book 1672, Page 1888.

TRACT 9:

Tax Block 1517 Lot 294
4223 Tise Avenue, Winston-Salem, NC

Being known and designated as Lot No. 294 on the Plat of Ogburn Realty Company Property known as "Montview", recorded in Plat Book 1, Page 106, Register of Deeds Office of Forsyth County, North Carolina and for a more particular description reference is hereby made to said plat.

For chain of title see Deed Book 1018, Page 124.

TRACT 10:

Tax Block 984 Lots 015, 016, 111 and 112
3712 Ogburn Avenue, Winston-Salem, NC

BEGINNING at an iron stake located North 04 degrees 24 minutes West 100 feet from the northwest corner of the intersection of Ogburn Avenue and Virginia Avenue; said iron stake also being located at the northeast corner of Lot No. 17 of Block 984 as shown on Map of Bronton Subdivision as recorded in Plat Book 10, Page 44, of Forsyth County Registry; running thence North 89 degrees 41 minutes West 200.0 feet to an iron stake; thence North 04 degrees 24 minutes West 100.00 feet to an iron stake; thence South 89 degrees 41 minutes East 200.0 feet to an iron stake on the West margin of Ogburn Avenue; running thence southwardly along the West margin of Ogburn Avenue 100.0 feet to the point of Beginning. Being known and designated as all of Lots No. 15 and 16 and the rear 50 feet of Lots No. 19 and 24 as shown on the Map of Bronton Subdivision, Block 984, as recorded in Plat Book 10, Page 44 of the Forsyth County Registry. Also being known and designated as Lots No. 15, 16, 111, and 112 of Block 984 as shown on the Forsyth County Tax Map.

For chain of title see Deed Book 1192, Page 1640.

TRACT 11:

Tax Block 2228 Lots 105, 106 and 107
1105 Don Avenue, Winston-Salem, NC

BEING KNOWN AND DESIGNATED as Lots No. 105, 106 and 107 as shown on the map of A. T. Cox Subdivision as recorded in Plat Book 12, Page 192 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

For chain of title see Deed Book 2486, Page 2741.

TRACT 12:

Tax Block 1646 Lot 201D
4924 Old Rural Hall Road, Winston-Salem, NC

Beginning at an iron stake, a corner of Lot No. 2 on Germanton Road, running North 88 degrees 30' West 360.7 feet to the line of Lot No. 4; thence North 2 degrees East 160 feet to Essex Road (formerly York Road); thence along Essex Road South 88 degrees 10' East 306.5 feet to Germanton Road; thence along Germanton Road South 17 degrees 30' East 167 feet to the place of Beginning, containing 1.42 acres, more or less, and being known and designated as Lot No. 1 on Map of property belong to Bessie R. Wright of Winston-Salem, NC, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, Plat Book 1, Page 56.

For chain of title see Deed Book 1031, Page 758.

TRACT 13:

Tax Block 2070A Lot 054B
5019 Old Rural Hall Road, Winston-Salem, NC

LYING AND BEING in Middlefork Township, and BEING known and designated as Lot No. 54, as shown on the map of Shouse Property, as recorded in Plat Book 2, Page 13-A in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made together with the right of ingress and egress over a northwest portion of Lot No. 53, as shown on said Plat, to a certain well located on Lot No. 53 with the right to use and have said well, as now standing, as a source of water supply.

For chain of title see Deed Book 1120, Page 064.