


2011015961 00065

 FORSYTH CO, NC FEE \$25.00
 STATE OF NC REAL ESTATE EXT
\$27.00

 PRESENTED & RECORDED:
04-28-2011 01:02:07 PM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPT

BK: RE 2999
PG: 2830-2832

Prepared By/Return To: Jeff Dunham
 Tuggle Duggins & Meschan, P.A.
 P O Box 2888
 Greensboro, NC 27402

ENVELOPE

NORTH CAROLINA

Revenue: \$27.00

FORSYTH COUNTY

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, made this the 26 day of April, 2011, by W. Scott Brannan, Substitute Trustee, to Branch Banking and Trust Company, a North Carolina banking corporation, 200 W. Second Street, Winston-Salem, North Carolina 27104 ("Grantee").

WITNESSETH:

WHEREAS, G & L Home Builders, Inc. (the "Borrower") made and executed to BB&T Collateral Service Corporation, Trustee, for the benefit of Branch Banking and Trust Company, a North Carolina banking corporation (the "Beneficiary"), a Deed of Trust dated January 22, 2008 and recorded in Book 2808, Page 802 in the Office of the Register of Deeds of Forsyth County, North Carolina, upon the lands hereinafter described (the "Property"); and

WHEREAS, the Borrower failed to comply with the terms of the Deed of Trust; and

WHEREAS, W. Scott Brannan was duly appointed Substitute Trustee by instrument recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 2975, Page 3554; and

WHEREAS, W. Scott Brannan, Substitute Trustee, in compliance with the terms of the Deed of Trust, exposed the Property to public sale to the highest bidder, after due advertisement, on the 12th day of April, 2011, at the courthouse door in Forsyth County, North Carolina when and where Grantee became the last and highest bidder at the sum of Thirteen Thousand Three Hundred Twenty Five and no/100 Dollars (\$13,325.00).

NOW THEREFORE, for and in consideration of the premises and the sum of Thirteen Thousand Three Hundred Twenty Five and no/100 Dollars (\$13,325.00), in hand paid to W. Scott Brannan, Substitute Trustee, by the Grantee, the receipt whereof is hereby acknowledged, W. Scott Brannan, Substitute Trustee, does by these presents hereby sell and convey unto the Grantee and its successors and assigns forever, the following lots or parcels of land lying in the County of Forsyth, and State of North Carolina:

BEING KNOWN AND DESIGNATED as Lot No. 21, as shown on the Plat of Silver Chalice Village, as recorded in Plat Book 40, Page 43, 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 further reference, see Deed Book 2572, Page 2612, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 3216F, Lot 021, Winston Township, Forsyth County Tax Records.

The address for the property is 135 Stillmere Court, Winston-Salem, North Carolina 27101.

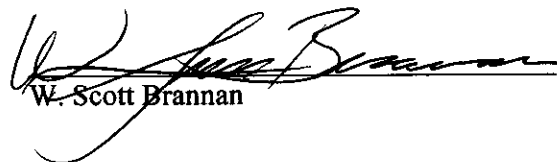
This conveyance is made subject to ad valorem taxes and any special assessments which are a lien against the premises.

TO HAVE AND TO HOLD the Property, with all the appurtenances thereunto belonging or in any way appertaining, unto the Grantee, its successors and assigns, in as full and ample a manner as Substitute Trustee has power to convey the same;

Reference is hereby made to Foreclosure Proceeding No. 10 SP 2990 conducted by the Substitute Trustee before the Clerk of Superior Court, Special Proceedings, Forsyth County, North Carolina.

IN TESTIMONY WHEREOF, W. Scott Brannan, Substitute Trustee has hereunto set its hand and seal.

Substitute Trustee:

 (SEAL)
W. Scott Brannan

NORTH CAROLINA

COUNTY OF GUILFORD

I, Tara J. Sampson, a Notary Public for Guilford County, North Carolina, do hereby certify that W. Scott Brannan, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of April, 2011.

Tara J. Sampson

Notary Public

Notary's Printed Name: Tara J. SampsonMy Commission Expires: 11/18/2012

(Official Seal)

