


2011022444 00162

 FORSYTH CO, NC FEE \$28.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED:

06-15-2011 04:20:23 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS
ASST**BK: RE 3006****PG: 1669-1672**

Excise Tax: \$40.00	Tax Lot/Parcel ID No.: 6836-38-3323.00
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 This ____ is X is not the primary residence of Grantor.

 Mail after recording to: **Timothy R. Moore, Esq. (Box 29)**

 This instrument was prepared by: **Timothy R. Moore, Esq., Spilman Thomas & Battle, 110 Oakwood Drive, Suite 500, Winston-Salem, NC 27103**

Brief Description For The Index:

3021 Patterson Avenue N.

SUBSTITUTE TRUSTEE'S DEED

GRANTOR	GRANTEE
Darren S. Cranfill, Substitute Trustee 6000 Meadowbrook Mall, #4 Clemmons, NC 27012	Southern Community Bank and Trust 4605 Country Club Road Winston-Salem, NC 27104

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

THIS DEED, made this 13 day of June 2011, by and between **DARREN S. CRANFILL**, Substitute Trustee under the Deed of Trust hereinafter mentioned, of Forsyth County, Winston-Salem, North Carolina (the "Grantor"), and **SOUTHERN COMMUNITY BANK AND TRUST** (the "Grantee");

WITNESSETH:

WHEREAS, on December 28, 2007, **CITYWIDE INVESTMENTS, LLC** (the "Debtor"), executed and delivered a Promissory Note evidencing its indebtedness to Southern Community Bank and Trust in the original principal amount of \$68,000.00 (the "Note"); and

WHEREAS, Debtor executed a Deed of Trust dated December 28, 2007 and recorded in Book 2804, Page 1097, securing the principal amount of \$68,000.00, in the Forsyth County

Registry (the "Deed of Trust"), conveying certain real property conveyed herein (the "Property") in Forsyth County to SCBT, Inc. Trustee, for the benefit of Southern Community Bank and Trust to secure the Note; and

WHEREAS, Darren S. Cranfill was substituted as Trustee by a Substitution of Trustee recorded in Book 2988, Page 1347 of the Forsyth County Public Registry; and

WHEREAS, default having occurred in the payment of the indebtedness secured by the Deed of Trust and in the performance of the stipulations and conditions therein contained, due demand was made upon Grantor, by the owner and holder of the indebtedness secured by the Deed of Trust, that the Grantor foreclose the Deed of Trust and sell the real property described therein under the terms and provisions thereof and the laws of the State of North Carolina; and

WHEREAS, under and by virtue of the power and authority in him vested by the Deed of Trust and according to the terms and the stipulations of the same, and pursuant to the Order of the Assistant Clerk of Superior Court of Forsyth County in that certain FORECLOSURE PROCEEDING, entitled 11-SP-384 whereupon the Assistant Clerk of Superior Court of Forsyth County, North Carolina authorized Grantor to proceed under the Deed of Trust and sell the Property, and Grantor, at 10:00 a.m. on May 13, 2011, did expose the Property for sale at public auction at the Forsyth County Courthouse; and

WHEREAS, Grantor duly reported the sale to the Clerk of Superior Court for Forsyth County on May 13, 2011, wherein Southern Community Bank and Trust was the highest bidder with a bid of \$20,000.00 (the "Credit Bid"), and thereafter said sale remained open ten (10) days as by law required; and

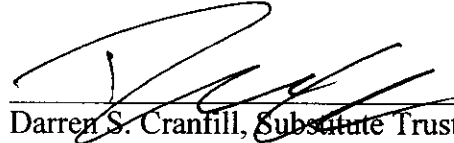
NOW, THEREFORE, in consideration of the premises and the payment of the purchase price, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and its successors and assigns, all of the following real property lying and being in the County of Forsyth, State of North Carolina more particularly described in Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO any and all prior liens, unpaid taxes, special assessments, restrictions, easements of record, and other encumbrances, if any.

TO HAVE AND TO HOLD the said Property, together with all rights, privileges and appurtenances as thereunto belonging unto the Grantee, its successors and assigns, forever, in as full and ample manner as Grantor, as Substitute Trustee, is authorized and empowered to convey.

The Property is specifically conveyed "AS IS, WHERE IS." Grantor makes no representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions expressly are disclaimed.

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

 (SEAL)
Darren S. Cranfill, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF DAVIE

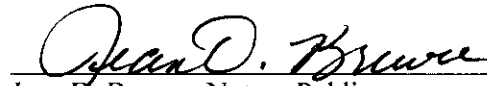
I, **Jean D. Brewer**, a Notary Public of the County and State aforesaid, certify that **DARREN S. CRANFILL** (the "Signatory"), personally came before me this day and acknowledged the execution of the foregoing instrument.

I certify that the Signatory personally appeared before me this day, and

I have personal knowledge of the identity of the Signatory.

The Signatory acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 13 day of June 2011.


Jean D. Brewer, Notary Public
My Commission Expires: 01-11-2014

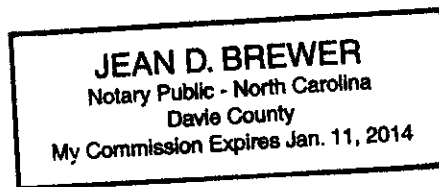


EXHIBIT A

BEGINNING at an iron stake on the east side of Patterson Avenue 350 feet north of the northeast intersection of Patterson Avenue and 30th Street; thence East parallel with 30th Street 159 feet to an iron stake in the west line of 15 foot alley; thence North along the west side of said alley 50 feet from an iron stake; thence West along the south side line of Lot No. 22 and parallel with 30th Street 153 feet to an iron stake on the east line of Patterson Avenue; thence South along the east line of Patterson Avenue 50 feet to the place of BEGINNING, being Lot No. 21, Section "A" Bon Air Addition.