

**2011028910 00014**FORSYTH CO, NC FEE \$22.00  
STATE OF NC REAL ESTATE EXT  
**\$57.00**PRESENTED & RECORDED:  
**08-02-2011 09:27:21 AM**C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPT**BK: RE 3013**  
**PG: 1437-1438**

ENVELOPE

**TRUSTEE'S DEED****NORTH CAROLINA****FORSYTH COUNTY****REVENUE: \$57.00****TAX ID: 0439 280****Prepared by/Return to:**  
**The Law Firm of Hutchens, Senter & Britton, P.A.**  
**P.O. Box 1028, Fayetteville, NC 28302**  
**HSB Case No: 1054336 (FC)****Not the primary residence of the Grantor herein**

THIS TRUSTEE'S DEED, made this 26th day of July, 2011, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, P.O. Box 1028, Fayetteville, NC, 28302, party of the first part, to Branch Banking and Trust Company, 301 College Street, Greenville, SC 29601, party of the second part;

**WITNESSETH:**

THAT WHEREAS, on the 30th day of November, 2000, Curtis R. Bufford and Jodria G. Bufford, executed and delivered to Jerone C. Herring, Trustee, a certain Deed of Trust, which is recorded in Book 2144, Page 2372, in the Office of the Register of Deeds of Forsyth County, North Carolina; and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book 2993, Page 1049, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 11 SP 691, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Substitute Trustee did on the 13th day of July, 2011, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Branch Banking and Trust Company, a corporation organized and existing under the laws of the United States of America, became the last and highest bidder for the sum of Twenty-Eight Thousand Two Hundred Thirty-Three Dollars and 07/100 (\$28,233.07); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Forsyth County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of Twenty-Eight Thousand Two Hundred Thirty-Three Dollars and 07/100 (\$28,233.07), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto Branch Banking and Trust Company, its successors and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:


BEING KNOWN AND DESIGNATED as Lot 280, as shown on the Plat of Cameron Park Addition, recorded in Plat Book 8, Page 217 (8 pages) 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. Together with improvements located thereon; said property being located at 802 Graham Avenue, Winston Salem, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto the said Branch Banking and Trust Company, its successors and assigns, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

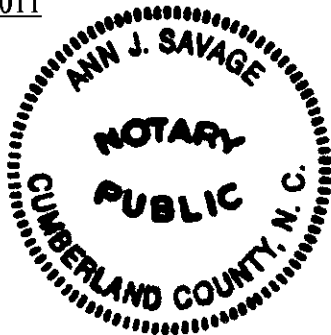
SUBSTITUTE TRUSTEE SERVICES, INC.  
SUBSTITUTE TRUSTEE

BY:   
Palmer Maas Vice President

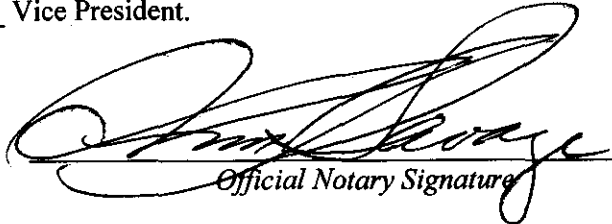
NORTH CAROLINA - CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer Maas Vice President.

Date: July 26, 2011



Official Seal

  
Official Notary Signature

Ann J. Savage Notary Public  
Notary Public printed typed name

My Commission Expires: August 31, 2014

NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of Ann J. Savage, a Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this Office at Book \_\_\_\_, Page \_\_\_\_, this the \_\_\_\_ day of \_\_\_\_, 2011 at \_\_\_\_ O'clock \_\_.M.

REGISTER OF DEEDS

BY: \_\_\_\_\_  
Assistant/Deputy

RETURN TO:  
The Law Firm of Hutchens, Senter & Britton, P.A.  
P.O. Box 1028  
Fayetteville, NC 28302  
Telephone: (910) 864-3068