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FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$280.00

PRESENTED & RECORDED:

04-18-2012 09:19:22 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: PATSY RUTH DAVIS
DPT

BK: RE 3054

PG: 3924-3927

Grantee's Address: SunTrust Bank, Mail Code: GA-Atlanta-0925, SunTrust Tower, 25 Park Place, 8th Floor, Atlanta, GA 30303

Original of F. Kevin Gorham

This Deed Prepared By: F. Kevin Gorham, Attorney at Law
100 North Elm Street, Suite 313, Greensboro, NC 27401

NORTH CAROLINA
FORSYTH COUNTY

TRUSTEE'S DEED

THIS DEED, made this the 14 day of APRIL, 2012, by and between F. KEVIN GORHAM, Substitute Trustee, of Guilford County, North Carolina, hereafter called Grantor, and SUNTRUST BANK, hereinafter called Grantee.

WITNESSETH:

WHEREAS, GOODE'S ENTERPRISES, INC. executed a deed of trust to SOUTHLAND ASSOCIATES, INC., Trustee, dated January 17, 2006, as recorded in Book 2632, Page 1883, in the Forsyth County Register of Deeds to secure the payment of the indebtedness therein set out; and

WHEREAS, F. KEVIN GORHAM was appointed Substitute Trustee for the above deed of trust as shown in Substitution of Trustee dated December 21, 2011, and recorded in Book 3037, Page 2490, in the Forsyth County Registry; and

WHEREAS, default having occurred in the payment of the indebtedness secured by the said deed of trust, the holder of the note thereby secured, as provided in the said note, declared the entire sum due and payable by reason of such default, and demanded of the Substitute Trustee the foreclosure of the deed of trust and the sale of the property described therein for the purposes of satisfying the said indebtedness; and

WHEREAS, the Grantor brought a special proceeding before the Clerk of Superior Court of Forsyth County for the purpose of seeking authority to foreclose under the terms of the said deed of trust, pursuant to which the Clerk of Superior Court of the said county issued an order authorizing the Substitute Trustee to proceed with the foreclosure sale (see file number 2012 SP

94 in the Office of the Clerk); and

WHEREAS, the Grantor, under and by virtue of the power of sale and authority vested in him by the deed of trust and according to the terms and stipulations of the deed of trust, after due and legal advertisement as required by law and the terms of the deed of trust, offered the land conveyed in the said deed of trust for sale at public auction for cash at the Forsyth County Courthouse, Winston-Salem, North Carolina, when and where SUNTRUST BANK became the last and highest bidder; and

WHEREAS, the Grantor duly reported the sale of the property described in the deed of trust to the Clerk of Superior Court of the said county as required by law, and the said sale remained open for more than ten (10) days, and no advance bid was made, and no objection offered to the said sale; and

WHEREAS, the Grantee has complied with the terms of the said sale by paying the purchase price to the Grantor;

NOW, THEREFORE, the Grantor, in consideration of the premises and the payment of the purchase price in the amount of ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00) by the Grantee, receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, does hereby bargain, sell, grant and convey unto the Grantee, his successors and assigns, all of that real property being in Forsyth County, North Carolina, and being more particularly described as follows:

TRACT ONE: 435 Creekway Drive, Winston-Salem, NC

BEING known and designated as Lot Number 31 as shown on the map of Creekway West, recorded in Plat Book 24, Page 189, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT TWO: 2850 Lomond Street, Winston-Salem, NC

BEING known and designated as Lot 489 as shown on the map of East Central Terrace as recorded in Plat Book 4, Page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description.

TRACT THREE: 2322 Sink Street, Winston-Salem, NC

BEING known and designated as Lot 1 as shown on the map of property of R. S. Fishel Estate (Devonshire and Sink Street Map), as recorded in Plat Book 9, Page 191, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT FOUR: 1327 Jackson Avenue, Winston-Salem, NC

BEING known and designated as Lot Number 15 as shown on the map of Eastern Heights, recorded in Plat Book 8, Page 23, in the Office of the Register of Deeds of Forsyth County, North Carolina, Reference to which is hereby made a more particular description.

TRACT FIVE: 1431 Cameron Avenue, North, Winston-Salem, NC 27105

BEGINNING at an iron in the east right-of-way of Cameron Avenue, said iron being located South 6 minutes 13' West 208 feet from the southeast intersection of the rights-of-way of Cameron Avenue and 16th Street; said iron also being located at the northwest corner of property of Julius A. Mackie, Jr., described in Deed Book 1027, page 263, of the Forsyth County, North Carolina Registry; thence along the east right-of-way of Cameron Avenue North 6 minutes 13' East 123.14 feet to a point; thence a new line south 83 minutes 47' East 93.0 feet to a point in the west line of property of Henry M. Grier described in Deed Book 998, Page 180 of the Forsyth County, North Carolina Registry; thence with Grier's west line and falling in with the west line of Claudis Harris described in Deed Book 934, Page 333, South 4 minutes 14' West 118.79 feet to an iron at the northeast corner of property of Julius A. Mackie, Jr.; thence with Mackie's north line North 86 minutes 23' West 97.18 feet to the point and place of BEGINNING containing 11,495 square feet as shown on map entitled Property of Maude F. Shore, dated May 30, 1973, prepared by Thomas W. Joyce, Registered Engineer, and being further known and designated as part of Tax Lot 3A, Block 454, of the Forsyth County tax maps and also being known as part of Lot No. 3, Estate of Charles S. Mickey Sr. as shown on plat recorded in Plat Book 1, page 69, of the Forsyth County, North Carolina Registry.

TRACT SIX: 1435 Cameron Avenue, North, Winston-Salem, NC

BEGINNING at an iron located at the southeast intersection of the rights-of-way of Cameron Avenue and 16th Street; running thence along the south right-of-way of 16th Street South 85 minutes 57' East 90.0 feet to an iron at the northwest corner of property of Henry M. Grier described in Deed Book 998, at Page 180, of the Forsyth County, North Carolina Registry; thence with Grier's west line South 4 minutes 14' West 88.31 feet to an iron; thence a new line north 83 minutes 47' West 93.0 feet to the east right-of-way of Cameron Avenue; thence with said right-of-way line North 6 minutes 13' East 84.86 feet to the point and place of BEGINNING, containing 7,920 square feet as shown on map entitled Property of Maude F. Shore, dated May 30, 1973, prepared by Thomas W. Joyce, Registered Engineer, and being further known and designated as part of Tax Lot 3A, Block 454, of the Forsyth County Tax Maps and also being known and designated as part of Lot No. 3 Estate of Charles S. Mickey, Sr., as shown on plat recorded in Plat Book 1, page 69, of the Forsyth County, North Carolina Registry.

The property hereinabove described will be sold "as is" "where is".

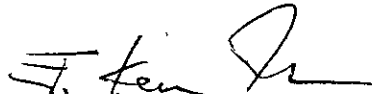
This property being believed, without representation or warranty, to be commonly known as 435 Creekway Drive, 2850 Lomond Street, 2322 Sink Street, 1327 Jackson Avenue, 1431 Cameron Avenue and 1435 Cameron Avenue, Winston-Salem, North Carolina.

This conveyance is made subject to ad valorem taxes, prior encumbrances, assessments, unpaid water rents, easements, restrictions and rights of way of record, if any.

TO HAVE AND TO HOLD the said land and premises, together with all privileges and appurtenances thereunto belonging to the Grantee, his heirs, and or successors and assigns, in as full and ample a manner as the Grantor, as Substitute Trustee, is authorized and empowered to convey the same.

When reference is made to the Grantor or Grantee, the singular shall include the plural, and the masculine shall include the feminine or the neuter.

IN TESTIMONY WHEREOF, the Grantor, as Trustee, has hereunto set his hand and seal the day and year first above written.

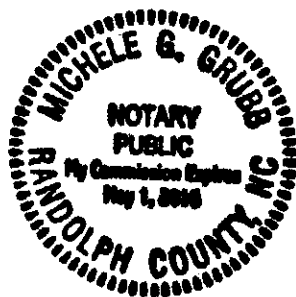
 (SEAL)
F. KEVIN GORHAM, Substitute Trustee

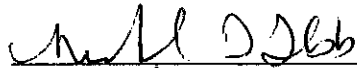
STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that F. KEVIN GORHAM, Substitute Trustee personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed, and that I have either (i) personal knowledge of the identity of the principal or (ii) satisfactory evidence of the principal's identity.

WITNESS my hand and notarial seal/stamp this the 16 day of April, 2012.




_____, Notary Public