



2014024152 00098

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$36.00

PRESENTED & RECORDED:
 07-08-2014 03:28:35 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS

BY: S. GRIFFITH
 DPTY

BK: RE 3186**PG: 2799-2801****TRUSTEE'S DEED**

Deed Stamps: \$36.00

Prepared by: Alexander B. Stubbs
 After recording return to:
 Bell, Davis & Pitt, P.A.
 P. O. Box 21029
 Winston-Salem, NC 27120-1029

Original To *Thompson Hillmore*

The property does not include the primary residence of the Substitute Trustee.
 NCGS § 105-317.2.

NORTH CAROLINA)

FORSYTH COUNTY)

THIS DEED made this 26 day of June, 2014, by Alexander B. Stubbs, Substitute Trustee, having a mailing address of 301 S. Liberty Street, Suite B, Winston-Salem, NC 27101, to TCJ Smart Investments, LLC, having a mailing address of 4258 Indiana Avenue, Winston-Salem, NC 27105.

WITNESSETH:

That whereas, J&A Property Investments, LLC on January 14, 2009, made and executed to Simpson O. Brown, Jr. or Mark R. Evans, Trustee, a Deed of Trust recorded in Book 2868, Page 4428 upon the lands hereinafter described, and whereas the said J&A Property Investments, LLC failed to comply with the terms of said Deed of Trust; and whereas Alexander B. Stubbs was duly appointed substitute trustee by instrument recorded in Book 3165, Page 3997; and whereas the said Substitute Trustee in compliance with the terms of said Deed of Trust exposed said lands to public sale to the highest bidder, after due advertisement, on April 25, 2014, (see file number 14 SP 291), at the Forsyth County Courthouse door in Winston-Salem, North Carolina, when and where, and after the expiration of all upset bid periods, TCJ Smart Investments, LLC became the last and highest bidder with a bid amount of \$17,850.00.

NOW, THEREFORE, for and in consideration of the premises and other valuable consideration to the said Substitute Trustee by the said TCJ Smart Investments, LLC, the receipt whereof is hereby acknowledged, the said Substitute Trustee does by these presents hereby sell and convey unto the said TCJ Smart Investments, LLC, and its successors and assigns, the following tract of land lying in Forsyth County, North Carolina and more particularly described as follows:

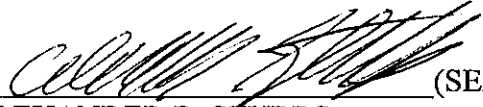
BEGINNING at a point on the North side of Reid Street 100 feet East of Weavil Street and running thence Easterly 50 feet along the North side of Reid Street to a point, and extending back Northwardly between parallel lines and between Lot Nos. 6 and 10 a distance of 200 feet and being 50 feet a the rear. Being known and designated as Lot No. 9 as shown on the map of the C.C. Reid property, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 86A, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD said lands to the said TCJ Smart Investments, LLC, its successors and assigns, to their use and benefit forever;

And the said Substitute Trustee covenants that he is seized of said premises and has the right to convey his interest, as Trustee, in the same, and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Substitute Trustee and no further; subject, however, to any unpaid taxes and special assessments, easements, rights-of-way and restrictions of record, if any, and all encumbrances existing prior to the recording of the above referenced Deed of Trust.

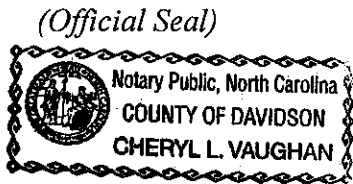
The property described herein is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Trustee nor the beneficiary of the Deed of Trust foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Trustee or the beneficiary of the Deed of Trust foreclosed make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property conveyed, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed.

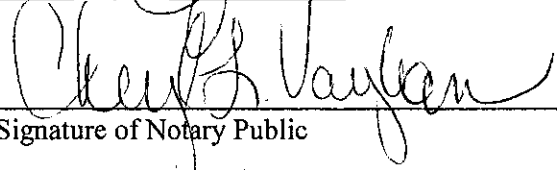
IN TESTIMONY WHEREOF, the said Substitute Trustee has hereunto set his hand and seal on the date first above written.

 (SEAL)
ALEXANDER B. STUBBS
Substitute Trustee

Forsyth County, North Carolina

I certify that Alexander B. Stubbs, Substitute Trustee, personally appeared before me this day and acknowledging to me that he voluntarily signed the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of June, 2014.




Signature of Notary Public

Cheryl L. Vaughan
Typed/Printed Name of Notary Public

My commission expires: 3/19/2017