

0055 SEP 24 '12

120002756

Prepared by and Return to:
Glasser and Glasser, P.L.C., Richard A. Knee, Esq. - VSB: 46039
580 East Main Street, Suite 600
Norfolk, VA 23510
(757) 625-6787

THIS TRUSTEE'S DEED made September 4, 2012, by and between GLASSER AND GLASSER, P.L.C., a Virginia professional limited liability company with its principal office in Norfolk, Virginia, Substitute Trustee under a deed of trust made by Farley JONES securing the below described property, (being together the Grantors herein for indexing purposes), and BRANCH BANKING AND TRUST COMPANY, Grantee, whose mailing address is 2713 Forest Hills Road, P.O. Box 1847, Wilson, NC 27894.

WHEREAS, by Deed of Trust dated December 9, 2002, and recorded December 16, 2002, in the Clerk's Office of the Circuit Court of the County of Wythe, Virginia, as Instrument No. 020005747, Farley Jones conveyed the hereinafter described property to James N. Hinson, Jr., and Stanley B. Andrzejewski, Trustee(s), in trust to secure a Promissory Note of even date therewith for \$33,600.00, payable to the order of First Virginia Bank - Southwest, now known as Branch Banking and Trust Company, the holder of the note at the time of foreclosure; and

WHEREAS, under the terms of said Deed of Trust, the holder of the Note was authorized and empowered to substitute and appoint a Trustee in the place and stead of any of the Trustees named under the aforementioned Deed of Trust; and

WHEREAS, by Substitution of Trustee duly executed and recorded in the aforesaid Clerk's Office as Instrument No. 120002455, the holder of the Note duly appointed Glasser and Glasser, P.L.C., and/or James Q. Kornegay, as Substitute Trustees in the place and stead of the aforementioned Trustees; and

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THE EXISTENCE OF TITLE INSURANCE IS UNKNOWN TO THE PREPARER

Consideration: \$10,318.39

Assessment: \$45,200.00

Current Owner(s): Farley Jones

Tax Map ID No.: 057-000-0000-0056A, 057-000-0000-0056F

LT

Examined Sept 21, 2012
New Century Title
Tester Joshua King, Dep. Clerk

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WHEREAS, by the terms of said Deed of Trust, in the event of default in the payment of the debt secured, or any part thereof, or of the breach of any of the covenants entered into, imposed or contained in the aforesaid Deed of Trust, the Substitute Trustees were empowered upon the request of the holder of the Note, to declare all debts and obligations secured by the Deed of Trust at once due and payable and to proceed to sell the property at auction upon such terms and conditions as the Substitute Trustees may deem best; and

WHEREAS, due to the default in the payment of the debt secured and the failure to perform the requirements contained in said Deed of Trust, the Substitute Trustee, having been requested by the holder of said Note so to do, in execution of the trust therein declared, did, on September 4, 2012, at 2:00 p.m., in front of the building housing the Wythe County Circuit Court, after having advertised the time, place, and terms of sale in accordance with the provisions set forth in the aforementioned Deed of Trust in a newspaper published and/or circulated in Wythe County, and after giving notice to the owners as required by Section 55-59.1 of the Code of Virginia, as amended, offered for sale the hereinafter described property at public auction to the highest bidder for cash according to the terms of the aforesaid Deed of Trust, at which sale the Grantee became the purchaser thereof for the sum of \$10,318.39, that being the highest bid offered at said sale; and

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Consideration: \$10,318.39
Assessment: \$45,200.00
Current Owner(s): Farley Jones
Tax Map ID No.: 057 -000-0000-0056A, 057 -000-0000-0056F
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0057 SEP 24 12

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WHEREAS, Branch Banking and Trust Company, the noteholder, advises that, according to their records, Farley Jones was not entitled to the benefits of the Servicemembers' Civil Relief Act of 2003, as amended.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey, with SPECIAL WARRANTY, unto the Grantee, the following described property, known as 160 Dungeon Spring Road, Wytheville, Virginia 24382, further identified by Tax Map ID Nos. 057 -000-0000-0056A, 057 -000-0000-0056F, to-wit:

Parcel 1

Beginning at the corner of Floyd Dunford land and running with his line in a Northern direction 127 feet to a stake; thence in an Eastern direction 69 feet to a stake; thence in a Southern direction 127 feet to a stake at a private roadway; thence in a Western direction 69 feet to the Beginning, containing about two-tenths of an acre, more or less; together with the right to use a certain private roadway leading from the Southeast corner of the tract of land conveyed hereby across other land owned by the parties of the first part out to public road No. 748, which right shall be an appurtenance to the tract of land conveyed hereby.

Parcel 2

Beginning at the joint corner of land owned by Thomas Jones and Carol Jones, his wife and land owned by Floyd Dunford, and running thence in a Northern direction with Floyd Dunford's line to another corner of Floyd Dunford land, thence in an Eastern direction with another line of

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Current Owner(s): Farley Jones

Tax Map ID No.: 057 -000-0000-0056A, 057 -000-0000-0056F

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0058 SEP 24 '12

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Floyd Dunford's land for a part of the way and with line of land owned by Farley Jones and Pattress Jones, his wife, for the rest of the way 144 feet to a corner of land owned by Farley and Pattress Jones; thence with another line of Farley and Pattress Jones' land in a Northern direction 48 feet to a corner of Truman and Patty Jones' land; thence with line of Truman and Patty Jones' land to a point in the Western line of a driveway; thence with the Western line of the driveway in a Southern direction 102 feet to corner of land owned by Thomas and Carol Jones, and running thence with the Northern line of Thomas and Carol Jones' land in a Western direction 168 feet to the beginning, together with the right to use the driveway located on the East side of the property conveyed hereby, and leading out in a Southern direction to Virginia Secondary Highway No. 748, for the purpose of ingress and egress to the property conveyed hereby, which shall be an appurtenance to said property.

Parcel 3

Being bounded on the North by a tract or parcel of land conveyed from Ben Jones, et ux, to Truman Jones, et ux, by deed dated April 10, 1986, and which said deed is of record in the Wythe County Clerk's Office in Deed Book 324, Page 58; and being bounded on the East by a tract or parcel of land conveyed from Ben F. Jones, et ux, to Deloris Dorene Cox by deed dated June 16, 1986, and which said deed is of record in the Wythe County Clerk's Office in Deed Book 343, Page 3; and being bounded on the South by the remaining property of Elsie M. Jones; being bounded on the West by a tract or parcel of land conveyed from Ben Jones, et ux, to Farley Jones, et ux, by deed dated November 4, 1987, and which said deed is of record in the Wythe County Clerk's Office in Deed Book 341, Page 416. The property above described being a rectangle with a distance on the North and South side of 83 feet and on the East and West side of 48 feet.

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THIS CONVEYANCE is made expressly subject to restrictions, covenants, conditions,
easements and prior liens, if any, of record.

WITNESS the following signature and seal:

GLASSER AND GLASSER, P.L.C.,
Substitute Trustee

By: [Signature]
Name: Richard A. Knee
Title: Authorized Attorney

STATE OF VIRGINIA

CITY OF NORFOLK, to-wit:

The foregoing instrument was acknowledged before me this 19TH day of
September, 2012, by Richard A. Knee, Authorized Attorney of Glasser and Glasser, P.L.C.,
Substitute Trustee.



[Signature]
Notary Public Miriam Denise Joiner
Commission expires: May 31, 2013

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Assessment: \$45,200.00
Current Owner(s): Farley Jones
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Property Address: 160 Dungeon Spring Road, Wytheville, Virginia 24382
Map # 057 -000-0000-0056A, 057 -000-0000-0056F

GLASSER AND GLASSER, P.L.C.,
Substitute Trustee

To

BRANCH BANKING AND TRUST COMPANY

TRUSTEE'S DEED

Consideration: \$10,318.39
Assessed Value: \$45,200.00

Glasser and Glasser, P.L.C.
Crown Center, Suite 600
580 East Main Street
Norfolk, VA 23510

LTHOMAS

INSTRUMENT #120002756
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CO
SEPTEMBER 21 2012 AT 03:26PM
\$45.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 56.1-602 OF THE VA. CODE
STATE: \$22.75 LOCAL: \$22.75
Ashley King
NAYDEN H. HORNREY, CLERK
RECORDED BY: ADC