



FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2010 DEC 08 11:12:13 AM
BK:2814 PG:697-700 FEE:\$20.00

INSTRUMENT # 2010017634

Return to: Howard Stallings, From & Hutson P.A., attn: B. Dalrymple, PO Box 12347, Raleigh, NC 27605

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

SUBORDINATION AGREEMENT

THIS AGREEMENT, made and entered into this 7th day of December, 2010, by BRANCH BANKING AND TRUST COMPANY ("Lender") and DONNA R. COHEN ("Substitute Trustee") in connection with that certain Deed of Trust from BALLARD WOODS, LLC to BB&T Collateral Service Corporation, and Lender as beneficiary, dated April 13, 2007, recorded in Book 2364, Page 458, of the Harnett County Registry (said deed of trust being hereinafter referred to as the "Deed of Trust")

WITNESSETH:

THAT WHEREAS, Lender is the owner and holder of the note secured by and described in the Deed of Trust; and

WHEREAS, Donna R. Cohen was appointed as Substitute Trustee in said Deed of Trust by Substitution of Trustee dated September 8, 2010, recorded in Book 2783, Page 360, of the Harnett County Registry; and

WHEREAS, Lender has been requested to subordinate the lien of its Deed of Trust to the Master Declaration of Covenants and Restrictions for Ballard Woods Subdivision recorded in Book 1682 at Page 828 of the Harnett County Registry; to the Amendment to the Restrictive Covenants of Ballard Woods Subdivision recorded in Book 1833, Page 502 of the Harnett County Registry; to the Addendum to the Restrictive Covenants of Ballard Woods Subdivision recorded in Book 1951, Page 487 of the Harnett County registry; to the Amendment to the Restrictive Covenants of Ballard Woods Subdivision recorded in Book 2508, Page 395 of the Harnett County registry; to the Amendment to the Restrictive Covenants of Ballard Woods Subdivision recorded in Book 2560, Page 92 of the Harnett County Registry; and to the Supplemental Declaration of Covenants and Restrictions for Ballard Woods Subdivision recorded in Book 2814, Page 694 of the Harnett County Registry (the aforementioned instruments are hereinafter referred to collectively as the "Declarations"); and

WHEREAS, Lender, its successors and assigns, and Substitute Trustee have agreed to such subordination;

NOW, THEREFORE, for a good and valuable consideration, Lender, its successors and assigns, and Substitute Trustee, do hereby declare and agree that the lien of the Deed of Trust is subject and subordinate

to the Declarations.

NOTWITHSTANDING THE FOREGOING, nothing herein shall be deemed to be a consent by Lender or Substitute Trustee to any provisions of the Declarations to the extent they are illegal or unenforceable in accordance with the law.

It is expressly understood and agreed that except for such subordination, the Deed of Trust and all the terms and conditions thereof shall be and remain in full force and effect.

IN TESTIMONY WHEREOF, Lender and Substitute Trustee have duly executed this Agreement as of the day and year first above written.

BRANCH BANKING AND TRUST COMPANY, Lender

By: [Signature]
Brian Fox, Vice President

[Signature]
DONNA R. COHEN, Substitute Trustee

STATE OF NORTH CAROLINA
COUNTY OF WAKE

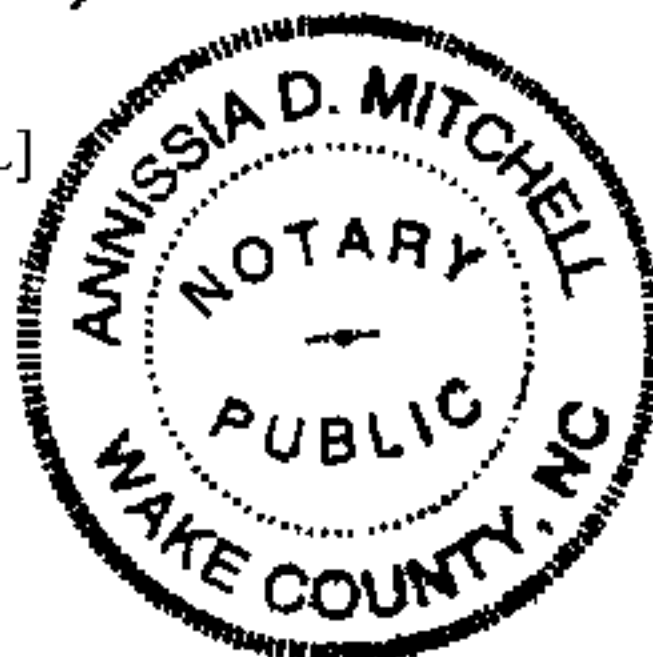
I, Annisia D. Mitchell, a Notary Public for said County and State, certify that Brian Fox personally came before me this day and acknowledged that he is Vice President of Branch Banking and Trust Company, a corporation and that he as Vice President being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and notarial seal this 7th day of December, 2010.

[Signature]
Notary Public

My Commission Expires:
10/27/2011

[SEAL]



STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Linda B. McClam, a Notary Public, do hereby certify that DONNA R. COHEN,
Substitute Trustee, personally appeared before me this day, acknowledging the due execution of the foregoing
document:

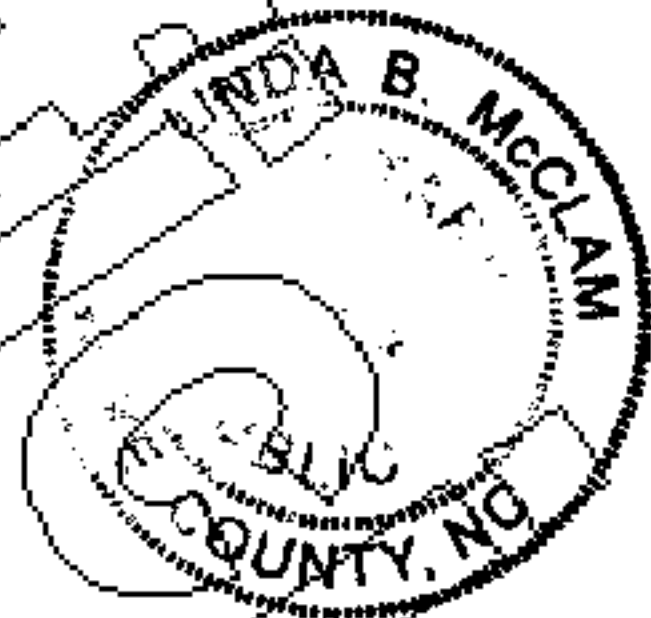
WITNESS my hand and official stamp or seal, this 8th day of December, 2010.

Linda B. McClam
Notary Public

My commission expires:

9-1-2015

[SEAL]



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KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
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SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 12/08/2010 11:12:13 AM
Book: RE 2814 Page: 697-700
Document No.: 2010017634
AGREE 4 PGS \$20.00
Recorder: MARY ANNE WOOD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD

2010017634