



Drawn outside of Forsyth County
Mail after recording to: Grantees,

204 Marvin Blvd. Winston-Salem, NC 27105

Revised 01/02/92
NC (Conventional)

GOVERNMENT

BK1753 P3330

REO NO. 911547

STATE OF NORTH CAROLINA) ss.
COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

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THIS DEED, made this 30th day of July, 1992, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, and James Waddy, Sr. and Diane R. Waddy, of 204 Marvin Boulevard, Winston-Salem, North Carolina, and their assigns, hereinafter called Grantee.

WITNESSETH, that for and in consideration of the sum of One Dollar and other valuable consideration to it in hand paid by the Grantee, receipt of which is hereby acknowledged, said Grantor has given, granted, bargained and sold, and by these presents does give, grant, bargain, sell and convey unto the said Grantee, and their assigns, and subject to covenants and restrictions of record and matters an accurate survey would reveal, the following described property in Forsyth County, North Carolina, to-wit:

The property is commonly known as 204 Marvin Boulevard, Winston-Salem, North Carolina, and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD the within granted and transferred property, together with all and singular the rights, members and appurtenances thereof to the same, being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee, and their assigns, forever, in FEE SIMPLE.

GRANTOR hereby agrees to and with the Grantee, and their assigns, that it will warrant and defend the title to said land and premises against the claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name on its behalf by J. Ellis Dykes, its Vice President, and its corporate seal affixed, on the day and year first above written.

(CORPORATE SEAL)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: J. Ellis Dykes Vice President

Attest: Janet G. Shaffner Assistant Secretary

STATE OF GEORGIA) ss.
COUNTY OF FULTON)

I, Susan E. Bergsman, Notary Public, do hereby certify that Janet G. Shaffner came before me this day and acknowledged that s/he is the Assistant Secretary of Federal National Mortgage Association, a corporation, and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President, sealed with its corporate seal, and attested by him/herself as its Assistant Secretary.

Witness my hand and official seal this 30th day of July, 1992.

Susan E. Bergsman
Notary Public, Georgia at Large
My Commission Expires:

(SEAL) Notary Public, Fulton County, Georgia
My Commission expires May 17, 1993

Prepared by:
Susan E. Bergsman
Susan E. Bergsman
Federal National Mortgage Assn.
950 E. Paces Ferry Road
Atlanta, GA 30326

STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Susan E. Bergsman N.P.
(here give name and official title of the officer signing the certificate passed upon)
Fulton Co. Ga.
PRESENTED FOR
REGISTRATION
AND RECORDED Aug 19 92
is (are) certified to be correct. This the

'92 AUG 24 P354

L. E. Speas, Register of Deeds

By: Jessie Gable Deputy ~~Register~~

Probate and Filing Fee \$ 8.00 paid L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C. KP

BK1753 P3331

EXHIBIT "A"

BEING KNOWN and designated as Lot Nos. 13, 14, and 15 as shown on the Map of MARVIN HEIGHTS, as recorded in Plat Book 3 at page 42A in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.