

2009004803 00015

FORSYTH CO, NC FEE \$20.00

**GOVERNMENT**

PRESENTED & RECORDED:

02-10-2009 09:58 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: E NAVARRO
DPT**BK: RE 2872****PG: 3224-3226**PREPARED BY: K. Douglas Barfield, Attorney at Law and Bunch & Associates, PLLC
RETURN TO: 514 S. Stratford Rd., Ste. 240, Winston Salem, NC 27103

REVENUE: Exempt

File# **FNMA 502-08**

Revised 01/02/92

NC (Conventional)

STATE OF NORTH CAROLINA) ss.

COUNTY OF **FORSYTH**REO NO. **A08I729****SPECIAL WARRANTY DEED**

THIS DEED, made this **9TH** day of **JANUARY, 2009**, by and between **FEDERAL NATIONAL MORTGAGE ASSOCIATION** a/k/a **FANNIE MAE**, a corporation organized under and existing pursuant to the laws of the United States, hereinafter called Grantor, AND, **ROSANNA COLLEGE AND VIRGINIA COLLEGE**, whose permanent mailing address is: **8719 CENTER GROVE CHURCH RD., CLEMMONS, NC 27012** 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:

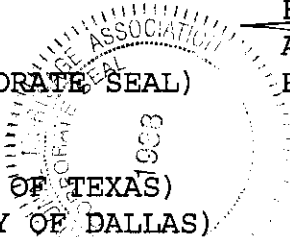
The property is commonly known as **8719 CENTER GROVE CHURCH RD., CLEMMONS, NC 27012** and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTION.

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.

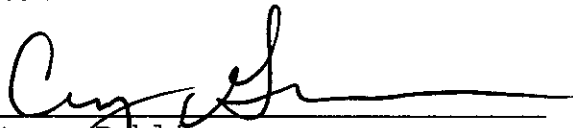
IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name on its behalf by Teresa M. Foley, its Vice President, and its corporate seal affixed, on the day and year first above written.

(CORPORATE SEAL)  FEDERAL NATIONAL MORTGAGE ASSOCIATION
A/K/A FANNIE MAE
By: Teresa M. Foley Vice President

STATE OF TEXAS)
COUNTY OF DALLAS)

I, the undersigned Notary Public, do hereby certify that Teresa M. Foley personally came before me this day and acknowledged that he is the Vice President 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 him/her as Vice President and sealed with its corporate seal.

Witness my hand and official seal this 9th day of January, 2009.



Notary Public
My Commission Expires:

(SEAL)

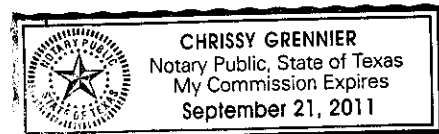


Exhibit A

BEGINNING at an iron located in the Western right of way line of Center Grove Church Road and also being located in the Northeast corner of Embert V. Doty, Deed Book 558, Page 446, Forsyth County Registry; thence from said point of Beginning North 59 deg. 37' 05" West 127.34 feet to an iron; thence North 07 deg. 24' 23" East 117.18 feet to an iron; thence South 51 deg. 49' 07" East 214.04 feet to an iron in the Western right of way line of Center Grove Church Road; thence along the Western right of way of Center Grove Church Road South 37 deg. 00' West 134.98 feet to an iron, the point and place of Beginning, containing 0.570 acres, more or less, and being in accordance with a survey prepared by Kenneth L. Foster, R.L.S., dated August 24, 1992, Job No. 5582.85A.