

Tax ID #: 24B-11-43  
Address: 303 Locust Street, Narrows, VA  
Consideration: \$31,500.00  
Underwriter: Fidelity National Title Insurance Company of New York

SPECIAL WARRANTY DEED

THIS DEED, made this 9<sup>th</sup> day of February, 2006, by and between  
Wachovia Bank of Delaware, National Association, 1100 Corporate Center Drive,  
Raleigh, NC 27607, Grantor, party of the first part, and

Robert A. Givens, as Sole Owner, Grantee, party of the second part.  
Whose Address is:

WITNESSETH, that in consideration of the sum of Thirty One Thousand Five Hundred Dollars and Zero Cents (\$31,500.00) paid, the said party of the first part does grant and convey unto Robert A. Givens, as Sole Owner, party of the second part, his successors and assigns, in fee simple, any and all right, title and interest he may possess in and to all of the piece or parcel of real property with improvements thereon situate, lying and being in the COUNTY OF Giles, COMMONWEALTH OF VIRGINIA, described as follows to wit:

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All that certain lot, piece or parcel of land, lying and being in Giles County, Virginia, and described as Lots Nos. 43 and 44, as shown upon a map of the Johnston-Spengler Addition to the Town of Narrows, Giles County, Virginia, which map is of record in the Clerk's Office of Giles County, Virginia.

The improvements thereon being known as 303 Locust Street, Narrows, VA 24124

And Being the same property conveyed to the Grantor by Deed dated August 30, 2005, from Professional Foreclosure Corporation of Virginia, Substitute Trustee, a Virginia Corporation and recorded September 15, 2005, in Instrument Number 05002276, among the Land Records of the Clerk's Office of the Circuit Court of the County of Giles, State of Virginia.

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This conveyance is made expressly subject to all restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property herein conveyed.

AND the said party of the first part covenants that it will warranty specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite. Witness the following signature of the party of the first part.

IN WITNESS WHEREOF, the grantor Wachovia Bank of Delaware, National Association has on this 31<sup>st</sup> day of January, 2006, caused these presents to be signed by Jeff Szymendera by its Vice President and its corporate seal to be affixed.

Continuation of Special Warranty Deed

Wachovia Bank of Delaware, National Association

(Seal)

BY: Jeff Symonds  
Name: Jeff Symonds  
Title: Vice President

Attested By: Shelley Hudson  
Name: Shelley Hudson  
Title: Notary Public



STATE OF NC  
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeff Symonds, who is personally well known to me as the person named in capacity to execute the foregoing and annexed deed, bearing date on the 15<sup>th</sup> day of January, 2006, personally appeared before me in the said jurisdiction and by virtue of the power vested in him acknowledged the same to be the act and deed of Wachovia Bank of Delaware, National Association.

Mae Harrington  
Notary Public:  
My Commission Expires:

Grantee Address:



Return to:

First Class Title, Inc.  
6187 Executive Boulevard  
Rockville, MD 20852

INSTRUMENT #0600357  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF GILES ON  
FEBRUARY 10, 2006 AT 02:32PM  
\$31.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$15.75 LOCAL: \$15.75  
SCARLET B. RATCLIFFE, CLERK

#300077419  
File #: 20050403

RECORDED BY: ADB