TAX MAP NO.

SPECIAL WARRANTY DEED

This Deed, made this \_\_\_ day of \_\_\_\_\_\_\_\_\_, 199\_\_, by and between , Executor of the Estate of , Party of the First Part; and and , married, as tenants by the entirety with common law right of survivorship, Party of the Second Part.

W I T N E S S E T H

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part does hereby grant, bargain, sell and convey with Special Warranty of Title unto the Party of the Second Part, as tenants by the entirety with common law right of survivorship, all that certain lot or parcel of land, with improvements thereon, situated in County, Commonwealth of Virginia, and more particularly described as follows:

AND BEING the same property acquired by , who died on \_\_\_\_\_\_\_\_\_\_\_\_, 19\_\_, by Deed recorded in Deed Book at Page among the land records of County, Virginia. The Party of the First Part qualified as the Executor of the deceased's estate on the \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 199\_\_ before the Clerk of the Circuit Court of County, Virginia.

This conveyance is made subject to the restrictions and conditions contained in the deeds forming the chain of title to this property.

The Party of the First Part covenants that he will warrant specially the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

WITNESS the following signature and seal:

(SEAL)

Commonwealth of Virginia:

County of , to wit:

I, the undersigned, a Notary Public in and for the juris­diction aforesaid, do hereby certify that , whose name is signed to the foregoing Deed, appeared before me on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 199\_\_ and acknowledged the same before me in my County and State on the date aforesaid.

Given under my hand and seal this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, 199\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_