THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FIITS# 2009032177ES

Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Calvin Williams Billy E. Hollis	1018 Elvira Avenue Nashville, TN 37216	050-02-0-080.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of April, 2009, between M & T Bank, a national banking corporation with an office in Davidson County, Tennessee, ("Grantor") and Robert Calvin Williams, single, and Billy E. Hollis, single, as tenants in common with rights of survivorship, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor, has this day bargained and sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the recorded Plat of Willow Creek, as recorded in book 8250, Page 365, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to M&T Bank by Trustee's Deed from Greg Ivester, as Co-Trustee, dated July 23, 2008, recorded in Instrument Number 20080728-0076850, in the Register's Office for Davidson County, Tennessee.

For Further Reference property also conveyed to Marcus Hampton and wife, Vickie Hampton by Warranty Deed from Leland D. Watts, dated December 21, 2005, recorded in Instrument Number 20051227-0153991, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements, setback lines, and other conditions as shown of record in the Register's Office for Davidson County, Tennessee.

GRANTEE FURTHER MAKES OATH in due form of law, by the signing of this deed that the above described property will never be used by Grantee or Grantee's family as their principal residence or homestead.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantees, their successors and assigns in fee simple forever.

BILL GARRETT, Davidson County
Trans:T20090023405 DEEDWARR
Recvd: 04/08/09 10:16 2 pgs
Fees:13.00 Taxes:116.55
20090408-0032052

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

M & T Bank

By: David R. Ligammari

Its: Assistant Vice Presi

STATE OF New York
COUNTY OF Erie

Personally appears before me, the undersigned authority, a Notary Public of the state and county aforementioned, DAVID R. LIGAMMARI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself, to be the AVP, respectively of M & T Bank, the within named bargainor, and that him as such AVP, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as AVP.

Witness my hand and official seal this 2nd day of April, 2009.

Margaret Phillips
Notary Public

My Commission Expires: 7/15/2011

Margaret Phillips
Notary Public NY State
Qualified in Erie County
Reg. No. 01PH5014360
Expiration Date July 15, 2011

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $31,500.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Aaryssa Short
Affiant/Grantee

Subscribed and sworn to before me this 3rd day of April, 2009.

Notary Public

My commission expires: 11-27-10

EMILY SMITH
NOTARY PUBLIC AT LARGE
SEVIER COUNTY, TN