Record & Return
Smith, Shofner
8116 Conference Dr. Ste 4
Goodlettsville TN
37072

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2010010055ab
Foothills Title Services, Inc.
121 Station Drive
Maryville, Tennessee 37804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Pasoto Stainer Odwor 2976 High Rigger Drive Nashville, TN 37217	Pasoto Stainer Odwor 192 Brookridge Trail Nashville, TN 37211	150 02 0 426.00

BILL GARRETT, Davidson County
Trans: T20100012256 DEEDWARRSP
Recvd: 03/02/10 12:05 2 pgs
Fees: 13.00 Taxes: 438.45
20100302-0015889

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of February, 2010, between **M & T BANK**, a national banking corporation with its principal place of business in **Erie** County, New York ("Grantor") and **PASOTO STAINER ODWOR,** a resident of Davidson County, Tennessee ("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:

Land in Davidson County, Tennessee being Lot Number 41 of Harbors Landing, Section three of record in Plat Book 6900, Page 348, Register's Office for said County to which reference is made for a more complete description.

BEING the same property conveyed to M&T Bank by Trustee's Deed from Shellie Wallace, as Sucessor Trustee, dated December 16, 2009, recorded at Instrument Number 20100106-0000994, in the Register's Office for Davidson County, Tennessee.

For Further Reference See Also Quit Claim Deed to Neil Hayes recorded July 27, 2007 at Instrument Number 20070727-0089165, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 2976 High Rigger Drive, Nashville, Tennessee 37217.

Tax Parcel No.: 150 02 0 426.00

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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.

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: _____

Its: David R Ligammari
Assistant Vice President

STATE OF NEW YORK
COUNTY OF Erie

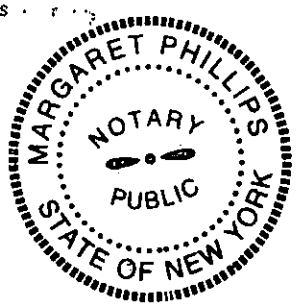
Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, DAVID R LIGAMMARI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the AVP of the M & T Bank, the within named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

Witness my hand and official seal this 7th day of February, 2010.

Margaret Phillips
Notary Public

MARGARET PHILLIPS
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01PH6014360
My Commission Expires July 16, 2011

My commission expires: _____



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 **$118,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 19th day of February, 2010.

Katherine Lee
Notary Public

My commission expires: 9/26/11

