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

FHTS# 2012041425sl

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rogers Holding Company, LLC 105 Coastal Court E. Nashville, TN 37217	Same	136-07-0-099.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 day of April, 2012 between **M&T BANK**, a national banking corporation with its principal office in Erie County, New York ("Grantor") and **ROGERS HOLDING COMPANY, LLC**, a Tennessee Limited Liability Company ("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 166, Priest Lake Park, Section Four, as shown on plat of record in Plat Book 4460, Page 15, 16, and 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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.

BEING AND INTENDING TO BE the same property conveyed to M&T Bank by Trustee's Deed dated December 16, 2011 and recorded Document No. 20111219-0098888, in the Register's Office for Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20120028109 DEEDWARRSP
Recvd: 04/18/12 10:47 2 pgs
Fees:13.00 Taxes:334.85
20120418-0033040

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

M&T BANK

By: Margaret Phillips
MARGARET PHILLIPS
Its: BANKING OFFICER

STATE OF NEW YORK
COUNTY OF Erie

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

Witness my hand and official seal this 12 day of April, 2012.

Barbara A Backus
Notary Public

BARBARA A BACKUS
Lic. #01BA6244827
Notary Public-State of New York
Qualified In ERIE COUNTY
My Commission Expires 07/11/2015

My commission expires: 7/11/15

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 $ 90,500.00, 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 13th day of April, 2012.

Notary Public

My commission expires: 3/8/15

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY