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

FHTS# 2012041424sl

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald Jones, Jr. 101 Glenway Court Nashville, TN 37221	USAA Federal Savings Bk 10750 McDermott Freeway San Antonio, TX 78288	142-16-0C-045.00-CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24 day of APRIL 2012 between **M&T BANK**, a national banking corporation with its principal office in Erie County, New York ("Grantor") and **DONALD JONES, JR.** and **COURTNEY JONES**,* residents of Davidson County, Tennessee (collectively "Grantee"),

*husband and wife

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 No. 11 on the Plan of Devon Glen, Phase II, a Planned Unit Development, of record in Plat Book 7900, Page 562, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

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 in 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:T20120041608 DEEDWARRSP
Recvd: 06/06/12 09:31 2 pgs
Fees:13.00 Taxes:723.17
20120606-0049282

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

Its: MARGARET PHILLIPS
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 Margaret Phillips by self as officer.

Witness my hand and official seal this 24 day of April, 2012.

Barbara A Backus
Notary Public

My commission expires: 7/11/15

BARBARA A BACKUS
Lic. #01BA6244827
Notary Public-State of New York
Qualified in ERIE COUNTY
My Commission Expires 07/11/2016

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 $195,450.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Cari Tiesl
Affiant/Grantee

Subscribed and sworn to before me this 29th day of May, 2012.

Dana Delworth
Notary Public

My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY