PREPARED BY BARNEY B. REGEN, 465 HENSLEE DRIVE, DICKSON, TENNESSEE

Map 91-07-179.00 N-1158

**TRUSTEE'S DEED**

WHEREAS, by deed of trust dated August 17, 2006, of record as Instrument No. 20060823-0103936 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Roger L. Crow and wife, Patty E. Crow, Trustees of the Crow Joint Revocable Living Trust Agreement U/A/D Mar 31 1999, conveyed the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), to Barney B. Regen, Trustee (the "Trustee"), to secure the payment of the indebtedness evidenced by a promissory note of even date therewith made payable to First Federal Bank in the principal amount of $80,000.00; and

WHEREAS, by instrument dated May 23, 2008, of record as Instrument No. 20080529-0054807 in the Register's Office of Davidson Countym, Tennessee, the Deed of Trust was amended in order to secure the payment of the indebtedness evidenced by a renewal note of even date therewith made payable to First Federal Bank in the principal amount of $150,000.00 (the "Renewal Note"); and

WHEREAS, default having occurred in the payment of the indebtedness evidenced by the Renewal Note, and in accordance with the terms thereof, the owner and holder of the Renewal Note declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the Renewal Note directed the Trustee to sell the Property at public auction, as provided by the terms of the Deed of Trust; and

WHEREAS, pursuant to direction and in accordance with the terms of the Deed of Trust, the Trustee advertised the time, place, and terms of the sale in *The Tennessean/Davidson AM*, a newspaper of general circulation in Davidson County, Tennessee, and published a notice of sale in said newspaper for three consecutive weeks prior to the sale, beginning February 27, 2009; and

WHEREAS, the aforesaid advertisement complied in all respects with the requirements for the exercise of the power of sale contained in the Deed of Trust; and

WHEREAS, at 11:00 a.m. prevailing central time on March 24, 2009, the Trustee offered

BILL GARRETT, Davidson County
Trans:T20090020377 DEEDTRS
Recvd: 03/27/09 13:19 4 pgs
Fees:23.00 Taxes:185.00
20090327-0027702

the Property for sale at the Metropolitan Courthouse in Nashville, Tennessee, and, after receiving competitive bids, sold the Property to First Federal Bank for Fifty Thousand and No/100 Dollars ($50,000.00), this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Fifty Thousand and No/100 Dollars ($50,000.00) paid as a credit on the indebtedness evidenced by the Renewal Note, **Barney B. Regen, Trustee,** acting under and by virtue of the power of sale contained in the Deed of Trust, has bargained and sold, and by these presents does transfer and convey the Property to the said **First Federal Bank**, a federally chartered savings bank, its successors and assigns.

TO HAVE AND TO HOLD the Property to the said First Federal Bank, its successors and assigns, forever.

And the Trustee does hereby transfer, assign, and set over unto the said First Federal Bank all of the covenants and warranties contained in the Deed of Trust, and does hereby warrant the title to the Property against the lawful claims of all persons claiming by, through, or under him as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the Trustee has hereunto set his hand this 24th day of March, 2009.

Barney B. Regen

Barney B. Regen, Trustee

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barney B. Regen, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 24th day of March, 2009.

Faye Lunn

Notary Public

FAYE LUNN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 8-17-09
COUNTY OF DICKSON

My Commission Expires:

August 17, 2009

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of March, 2009.

Notary Public

FAYE LUNN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 8-17-09
COUNTY OF DICKSON

My Commission Expires:

August 17, 2009

NAME AND ADDRESS OF OWNER:

First Federal Bank
611 East College Street
Dickson, Tennessee 37055

SEND TAX BILLS TO:

First Federal Bank
611 East College Street
Dickson, Tennessee 37055

**EXHIBIT A**

**Description of Property**

Land in Davidson County, Tennessee, being the westerly 20 feet of Lot No. 819 and the easterly 20 feet of Lot 821 of Block 141 on the plan of Plan No. 1, West Nashville, of record in Plat Book 57 at pages 74 and 75 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roger Lee Crow and wife, Patty E. Crow, by deed from Stephen W. DeKock and wife, Jennell DeKock, dated November 22, 1991, of record in Book 8495 at page 523 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Roger L. Crow and wife, Patty E. Crow, Trustees of the Crow Joint Revocable Living Trust Agreement U/A/D Mar 31 1999, by deed from Roger Lee Crow and Patty E. Crow, dated May 5, 1999, of record in Book 11471 at page 105 in the Register's Office of Davidson County, Tennessee.