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

BILL GARRETT, Davidson County
Trans:T20090060788 DEEDTRS
Recvd: 09/03/09 12:57 4 pgs
Fees:23.00 Taxes:925.00
20090903-0083111

N-1161

TRUSTEE'S DEED

WHEREAS, by deed of trust dated August 31, 2007, of record as Instrument No. 20070907-0107624 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Dial Properties, LLC 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 $666,400.00 (the "Note"); and

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

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

WHEREAS, pursuant to direction and in accordance with 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 August 7, 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 September 1, 2009, the Trustee offered the Property for sale at the main door of the Metropolitan Courthouse in Nashville, Tennessee, and, after inviting bids, sold the Property to First Federal Bank for $250,000.00, this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and No/100 Dollars ($250,000.00) paid as a credit on the indebtedness evidenced by the 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 with its principal office at 611 East College Street, Dickson, Tennessee, 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 1st day of September, 2009.

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 1st day of September, 2009.

Notary Public

FAYE LUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 8-21-2013

My Commission Expires:

August 21, 2013

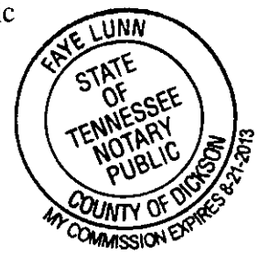
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00, 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 1st day of September, 2009.

Notary Public



My Commission Expires:

August 21, 2013

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

Map-Par. 026-06-0A-066.00-CO (Lot 56)
Map-Par. 026-06-0A-067.00-CO (Lot 57)
Map-Par. 026-06-0A-068.00-CO (Lot 58)
Map-Par. 026-06-0A-069.00-CO (Lot 59)
Map-Par. 026-06-0A-070.00-CO (Lot 60)
Map-Par. 026-06-0A-071.00-CO (Lot 61)

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot Nos. 56, 57, 58, 59, 60, and 61, on the Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, a P.U.D., of record in Instrument No. 2004019-0003893 and Instrument No. 20041112-0136380, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Dial Properties, LLC by deed from USI Properties, Inc. dated February 26, 1998, of record in Book 10832 at page 144 in the Register's Office of Davidson County, Tennessee.