PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

Map 91-07-179.00 N-1160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Thousand and No/100 Dollars ($40,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First Federal Bank**, a federally chartered savings bank (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Brad Whitfield** (the "Grantee"), his heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, his heirs and assigns, forever.

AND GRANTOR HEREBY COVENANTS with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed by the public records of Davidson County.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, First Federal Bank has caused its name to be subscribed hereto as of the 31st day of August, 2009.

FIRST FEDERAL BANK

By: _____
Anthony T. Moore, President and CEO

BILL GARRETT, Davidson County
Trans:T20090061457 DEEDWARR
Recvd: 09/08/09 12:25 3 pgs
Fees:18.00 Taxes:148.00
20090908-0083978

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Anthony T. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the president and chief executive officer of First Federal Bank, the within named bargainor, a corporation, and that he as such president and chief executive officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president and chief executive officer.

Witness my hand and official seal at Dickson, Tennessee, this 12th day of August, 2009.

Jeannie Christy
Notary Public

My Commission Expires:

10/24/2012

JEANNIE CHRISTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 40,000.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of ~~August~~ Sept., 2009.

Ann M. Stroud
Notary Public

My Commission Expires:

10-24-2012

ANN M. STROUD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

NAME AND ADDRESS OF OWNER:

BRAD WHITFIELD
214 Sones Pkwy
Brentwood, TN 37027

SEND TAX BILLS TO:

BRAD WHITFIELD
P. O. Box 3303
Brentwood, TN 37024

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, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Federal Bank by trustee's deed from Barney B. Regen, Trustee dated March 24, 2009, of record as Instrument No. 20090327-0027702 in the Register's Office of Davidson County, Tennessee.