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

Map 091-06-0E-001.00 N-1164
Map 091-06-0E-002.00

TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 18, 2008, of record as Instrument No. 20080923-0096668 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Golden Rule Partnership, a Tennessee general partnership comprised of William Bedi, Jr. and Charles R. Thompson, 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, together with all renewals, extensions, and modifications thereof (collectively, 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 provisions 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 November 6, 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 November 30, 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 $241,203.55, this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Two Hundred

BILL GARRETT, Davidson County
Trans:T20090082565 DEEDTRS
Recvd: 12/07/09 11:49 4 pgs
Fees:23.00 Taxes:892.45
20091207-0111747

Forty-One Thousand Two Hundred Three and 55/100 Dollars ($241,203.55) 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 **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 30th day of November, 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 30th day of November, 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 $241.203.55, 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 30th day of November, 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

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

Lying and being in Davidson County, Tennessee, being Lot No. 17 on Block 3 on the plan of Cherokee Park Subdivision, of record in Book 161 at page 75 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to Charles R. Thompson and William Bedi, Jr. by deed from Mary Louise Scott dated June 30, 2006, of record as Instrument No. 20060728-0091453 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Golden Rule Partnership, a Tennessee general partnership comprised of William Bedi, Jr. and Charles R. Thompson, by quitclaim deed from Charles R. Thompson and William Bedi, Jr. dated October 26, 2006, of record as Instrument No. 20061027-0133274 in the Register's Office of Davidson County, Tennessee.

The Property is subject to a Declaration of Conditions, Covenants and Restrictions of record as Instrument No. 20080806-0081075 in the Register's Office of Davidson County, Tennessee.

The Property is further subject to the right of way of Morrow Road.

The Property is further subject to all matters shown on a plat of record in Plat Book 161 at page 75 in the Register's Office of Davidson County, Tennessee.