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

Map 172-00-039.00 N-1167

TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 31, 2007, of record as Instrument No. 20070320-0034005 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Dean Balding Baxter 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 December 10, 2010; 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 10:45 a.m. prevailing central time on Friday, December 31, 2010, 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 $7,500.00, this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Seven Thousand Five Hundred and No/100 Dollars ($7,500.00) paid as a credit on the indebtedness evidenced by

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20110000787 DEEDTRS
Recvd: 01/04/11 13:15 4 pgs
Fees:23.00 Taxes:27.75
20110104-0001122

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 31st day of December, 2010.

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 31st day of December, 2010.

Notary Public

FAYE LYNN
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 $7,500.00, 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 31st day of December, 2010.

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

Land in Davidson County, Tennessee, being one half acres, more or less, of good cultivable land, lying and bordering on the Watson Road, about 1 mile east of the Edmonson – Winston Turnpike in the 8th Civil District of Davidson County Tennessee, more particularly described as follows:

> On the east by the Watson Road, on the north by the land of Violet Green, on the south by the Lands of Temple and Patterson & Hugh Watson, and on the west by land of Nancy Holt.

INCLUDED IN THE ABOVE DESCRIPTION, But EXCLUDED herefrom is the property conveyed to Hallie White by order of the Chancery Court of Davidson County, Tennessee, No. 04-1632 III described: "Said real property is more particularly described, as shown in Collective Exhibit B attached to the Complaint for Partition originally filed in this matter, as follows:

> Land lying in the Sixth Civil District (formerly Eighth Civil District) of Davidson County, Tennessee, and lying South side of Mt. Pisgah Road, and fronting 110 feet on the South side of Mt. Pigsah Road, and running back approximately 395.5 feet on each line to a dead line in the rear.

Being the same property conveyed to Dean Balding Baxter by deed from Robert D. Vasquez, a single person dated 8/1/2006 and filed for record on 8/7/2006 in Instrument Number 20060807-0096267, Register's Office for Davidson County, Tennessee.

Map 172, and Parcel 039.00

The Property is subject to the right of way of Mt. Pisgah Road.

The Property is further subject to an easement of record in Book 5793 at page 199 in the Register's Office of Davidson County, Tennessee.