This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0349-D

BILL GARRETT, Davidson County
Trans:T20110041932 DEEDWARR
Recvd: 07/12/11 14:29 2 pgs
Fees:13.00 Taxes:925.00
20110712-0053311

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Stephen L. Mitchell
4509 Illinois Ave.
Nashville, TN 37209

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

First Federal Bank

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Stephen L. Mitchell and wife, Leslie A. Mitchell

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 19 on Block 3 on the plan of Cherokee Park Subdivision, of record in Book 161, Page 75, in the Register's Office of Davidson County, Tennessee, to which reference is hereby may for a more complete description.

Being the same property conveyed to First Federal Bank by Trustee's Deed from Barney B. Regen, Trustee, dated November 30, 2009, and of record in Instrument Number 20091207-0111901, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Morrow Road and 61st Avenue North (also known as Twentieth Street).

This conveyance is subject to all the matters shown on a plat of record in Plat Book 161, Page 75, in the Register's office of Davidson County, Tennessee.

This conveyance is subject to restrictions and by-laws of record in Instrument Number 20080806-0081076, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6020 & 6022 Morrow Road, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 7th day of July, 2011.

First Federal Bank

BY: _____
Anthony T. Moore, President & CEO

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anthony T. Moore with whom I am personally acquainted, and who upon oath acknowledged himself to be the President & CEO of First Federal Bank, the within named bargainor, a banking corporation, and that he as such President & CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Anthony T. Moore as President & CEO.

Witness my hand and official seal this the 7 day of July, 2011.

_____
Notary Public

JEANNIE CHRISTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Commission Expires: 10/24/2012

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 7th day of July, 2011.

_____
Notary Public

CISSIE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY My Commission Expires 12-02-2013

My Commission Expires: _____

Map: 091 06 0F
Parcel: 001.00 & 002.00