This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0124-D

BILL GARRETT, Davidson County
Trans:T20120023189 DEEDWARR
Recvd: 03/30/12 10:52 2 pgs
Fees:13.00 Taxes:140.60
20120330-0027070

WARRANTY DEED

Address of New Owners:
Mr. Victor L. Bishara
8521 Windolyn Circle North
Bartlett, TN 38133

Send Tax Bills To:
New Owner

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, We,
First Federal Bank

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Victor L. Bishara, Married

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:

Land in Davidson County, Tennessee, being Lot NO. 57 on the Map of T.M. Nall's Subdivision, of lots in the B.F. Cockrill Farm, as of record in Book 421, Page 63, in the Register's Office for said County. Said Lot No. 57 fronts 200 feet on the Southerly side of Deal Avenue and runs back between parallel lines 185 feet to a dead line.

Being the same property conveyed to First Federal Bank by Trustee's Deed from Robert Thomas, unmarried, dated August 31, 2011, and of record in Instrument Number 20110902-0068370, in the Register's Office of Davidson, Tennessee.

This property is subject to the right-of-way of Deal Avenue.

Subject to all matters shown on a plat of record in Plat Book 421, Slide 63, in the Register's Office of Davidson County, Tennessee.

This is (X) Unimproved ( ) Improved property known as 5923 Deal Avenue, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 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 19th day of March, 2012.

First Federal Bank

BY: _____
Anthony T. Moore, President

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anthony T. Moore with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the President of First Federal Bank, with within named bargainor and that as such President, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Anthony T. Moore as such President.

Witness my hand and official seal this the 19th day of March, 2012.

_____
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 $38,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of March, 2012.

_____
Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2014

My Commission Expires: _____

Map:
Parcel: 091090 169.00