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

Map 029-00-0-333.00 WRG 1237

TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 29, 2008, of record as Instrument No. 20080506-0046732 in the Register's Office of Davidson County, Tennessee (the "Deed of Trust"), Samantha Anderson 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 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/Davdidson 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 August 31, 2012; 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 September 25, 2012, 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 $48,709.85, this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Forty-Eight Thousand Seven Hundred Nine and 85/100 Dollars ($48,709.85) 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 25th day of September, 2012.

Barney B. Regen, Trustee

BILL GARRETT, Davidson County
Trans:T20120072898 DEEDTRS
Recvd: 09/27/12 08:55 3 pgs
Fees:18.00 Taxes:180.23
20120927-0087889

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 25th day of September, 2012.

Faye Lunn
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 $48,709.85, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Barney B. Regen
Affiant

Sworn to and subscribed before me this 25th day of September, 2012.

Faye Lunn
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, described according to a survey by William Marlin Keel, No. 990, dated February 28, 1985, as Lot No. 1, bounded and described by metes and bounds as follows:

> Beginning at a concrete monument in the southerly margin of Grays Point Road, said monument being the northwest corner of the property conveyed to F. E. Barnes by deed of record in Book 4898, page 968, Register's Office for Davidson County, Tennessee; thence South 21 degrees 0 minutes 30 seconds East 89.72 feet to an iron pin; thence South 12 degrees 45 minutes 06 seconds East 215.83 feet to an iron pin; thence South 45 degrees 57 minutes 35 seconds East 170.71 feet to an iron pin; thence North 86 degrees 38 minutes 38 seconds West 412.75 feet to an iron pin; thence North 62 degrees 36 minutes 17 seconds West 87.0 feet to an iron pin in the southwesterly margin of Grays Point Road; thence with the southwesterly margin of Grays Point Road, North 27 degrees 23 minutes 43 seconds East 235.94 feet to an iron pin; thence along a curve to the right (1= 53 degrees 24 minutes 18 seconds R = 193.61 feet), a distance of 180.46 feet to the beginning, containing 2.25 acres, more or less.

Being the same property conveyed to Samantha Anderson by special warranty deed from HSBC Bank USA, National Association, in its capacity as Trustee under that certain Pooling and Servicing Agreement relating to Citigroup Mortgage Loan Trust, Inc. Asset-Backed Pass Through Certificates Series 2005-HE2, dated April 7, 2008, of record as Instrument No. 20080506-0046731 in the Register's Office of Davidson County, Tennessee.