Box 14

BILL GARRETT, Davidson County
Trans:T20150083444 DEEDWARRSP
Recvd: 10/01/15 08:54 2 pgs
Fees:13.00 Taxes:641.87
20151001-0099645

G#27737-3
Map & Parcel #11400007500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $173,479.00.

Maria Chrzan
Affiant

Subscribed and sworn to before me this the 30th day of September, 2015.

My Commission Expires: 2/13/17

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Maria Chrzan	First Federal Bank
(Name)	(Name)
7692 Charlotte Pike	611 E College Street
(Street Address)	(Street Address)
Nashville, TN 37209	Dickson, TN 37055
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **First Federal Bank**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Maria Chrzan, unmarried**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the Eighth Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at the point on the northerly right-of-way of Charlotte Pike, said point being the southwesterly corner of subject tract and the southeasterly corner of property of General Capital Land Fund, Book 7555, page 400; thence, leaving said right-of-way, North 19 degrees 04 minutes 02 seconds West 245.31 feet to a point; thence, North 70 degrees 12 minutes 03 seconds East 430.06 feet to a point; thence, North 13 degrees 45 minutes 50 seconds East 305.54 feet to a point; thence, with property of B. B. Doubleday, Book 4685, page 222, North 63 degrees 19 minutes 22 seconds East 490.85 feet to a point; thence, with property of James T. Sis, Book 3940, page 642, South 45 degrees 00 seconds 00 minutes East 160.00 feet to a point on the northwesterly right-of-way of Charlotte Pike; thence, with said right-of-way, being a curve to the left, having a radius of 866.74 feet and in a general southwesterly direction 265.98 feet to a concrete monument; thence, South 29 degrees 53 minutes 28 seconds West 48.40 feet to a point; thence, North 60 degrees 06 minutes 32 seconds West 60.00 feet to a point; thence, South 29 degrees 53 minutes 28 seconds West 170.00 feet to a point; thence, with a curve to the right having a radius of 727.13 feet and in a general southwesterly direction 114.28 feet to a point; thence, South 51 degrees 06 minutes 13 seconds East 45.00 feet to a point; thence, with curve to the light, having a radius of 772.13 feet in a general southwesterly direction 573.55 feet to a concrete monument; thence, North 83 degrees 01 minutes 23 seconds West 108.18 feet to a point of BEGINNING, and containing 7.49 acres.

BEING part of the same property conveyed to First Federal Bank, by Substitute Trustee's Deed dated August 23, 2011, from Barney B. Regen, Substitute Trustee, of record in Instrument No. 20110826-0066134, and Corrected Substitute Trustee's Deeds of record in Instrument No. 20110919-0072268 and in Instrument No. 20111007-0078312, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein, and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS is improved property, known as: 7692 Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantee, and the heirs and/or assigns of said Grantee, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantee, her heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 29 day of September, 2015.

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 State and County aforesaid, personally appeared Anthony T. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his 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 banking corporation by himself as such officer.

Witness my hand and official seal at office at Dickson, Tennessee, on this the 29 day of September, 2015.

JENNIFER HUDGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

_____
Notary Public

My Commission Expires: 3-22-2016

KG/first federal bank.sd