PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

WRG-1832 Map 172-00-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand and No/100 Dollars ($17,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First Federal Bank**, a state banking corporation, has bargained and sold, and by these presents does transfer and convey unto **Charles White** and wife, **Theresa Samuel White** (the "Grantees"), their heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

AND IT HEREBY COVENANTS with the Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND IT FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, First Federal Bank has caused its name to be subscribed hereto as and for the 17th day of December, 2015.

FIRST FEDERAL BANK

By: _____

Anthony T. Moore,
President and Chief Executive Officer

BILL GARRETT, Davidson County
Trans:T20150108066 DEEDWARR
Recvd: 12/22/15 13:01 4 pgs
Fees:23.00 Taxes:62.90

20151222-0128670

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Anthony T. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Chief Executive Officer of First Federal Bank, the within named bargainor, a banking corporation, and that he as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and Chief Executive Officer.

Witness my hand and official seal at Dickson, Tennessee, this 16th day of December, 2015.

Deborah M. Albright
Notary Public

DEBORAH M. ALBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires:
9-23-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 17,000.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charles White
Affiant

Subscribed and sworn to before me this 17th day of December, 2015.

Melinda D. Bradford
Notary Public

MELINDA D. BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 05-24-2016

My Commission Expires:
05-24-16

ADDRESS OF NEW OWNER(S)
AND SEND TAX BILLS TO:

Mr. & Mrs. Charles White
6029 Mt. Pisgah Rd.
Nashville, TN 37211

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 First Federal Bank by trustee's deed from Barney B. Regen, Trustee, dated December 31, 2010, and of record as Instrument No. 20110104-0001122 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. An Easement and Agreement of record in Book 5793 at page 199 in the Register's Office of Davidson County, Tennessee.

2. The right-of-way of Mt. Pisgah Road, to the extent any portion of the Property lies therein.