The actual consideration for this transfer or value of property (whichever is greater) is $ 24,131.78 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Gerald T. Fisher

Sworn to and subscribed before me this 8th day of October, 1975.

D. H. Austin Dep. Register

NOTARY PUBLIC

Commission expires:

Map 104-6 212
26 6365

Owner & tax bill to:
Gerald T. Fisher
6573 Joslyn Hollow Road
Nashville, Tenn 37205

TRUSTEE'S DEED

BOOK 4968 PAGE 45

This deed, made and entered into on this the 8th day of October, 1975, by and between L. KENNETH JOHNSON, acting as Trustee, as hereinafter stated, party of the first part, and GERALD T. FISHER and wife, NANCY W. FISHER, parties of the second part; party of the first part being a resident of the County of Davidson, and parties of the second part being residents in the County of Davidson, and State of Tennessee;

WITNESSETH:

WHEREAS, by installment deed from Gerald T. Fisher and wife, Nancy W. Fisher, to Big A. Realty Service, Inc., a Delaware Corporation, and whereas, in said installment deed a lien was created, and whereas, said Big A. Realty Service, Inc. by D. H. Austin, President, executed and conveyed to said L. Kenneth Johnson, Trustee, upon the lands hereinafter described, according to the terms and conditions of said installment deed, to which reference is hereby made, which was dated December 18, 1974, and was recorded in Book 4881, Page 196, in the Register's Office for Davidson County, Tennessee, and whereas, the indebtedness thereby secured being over due and unpaid, and the owner and holder of the said indebtedness having called upon the said Trustee to foreclose said lien in said installment deed, the said Trustee after ten (10) days' notice by registered mail to the purchasers of the property, the said Big A. Realty Service, Inc., a Delaware Corporation, the same being by certified mail number 546214, and thereafter, the said Trustee after due advertisement in the Nashville Record of Davidson County, Tennessee, as required by law and the terms of the installment deed, offered said land for sale at the south door of the courthouse on the 8th day of October, 1975, among others, there was present Alfred Galloway, A. C. Walker and Gerald Fisher, when and where said Gerald T. Fisher and wife, Nancy W. Fisher, became the last and the highest bidder at the price of Twenty-Four Thousand, One Hundred Thirty-One and 78/100 Dollars ($24,131.78).

Now, therefore, the said L. Kenneth Johnson, acting as Trustee as aforesaid, in consideration of the premises and of the said sum of Twenty-Four Thousand, One Hundred Thirty-One and 78/100 Dollars ($24,131.78), to him in hand paid, has bargained and sold and by these presents does bargain, sell and convey unto the said GERALD T. FISHER and wife, NANCY W. FISHER, their heirs and assigns, the land sold as aforesaid, the same lying and being in theCounty of Davidson, and State of Tennessee, and more particularly described and bounded as follows:

BEING the southerly 29 feet front and 19 feet 9 inches rear of Lot No. 76 and the northerly 30.5 feet front and 17 feet 5 inches rear of Lot No. 77 on the Map showing R. W. Grizzard's subdivision of part of the Bosley Tract, not of record.
ACCORDING to a blueprint of same, said parts of said Lots Nos. 76 and 77 front together 59.5 feet on the westerly side of Orient Circle and runs back between parallel lines 151 feet, more or less, to an alley, on which it measures 37 feet 2 inches, the northerly corner of said lot herein described being 59 feet southerly from Marlborough Avenue when measured along Orient Circle and the northwest corner of said lot being 34 feet from said Avenue when measured along said alley.
THERE is INCLUDED in the above description, but EXCLUDED from this conveyance a small triangular parcel of land conveyed to Evans B. Hunt and wife, by deed of record in Book 3068, Page 289, said Register's Office, to which reference is here made for a more particular description.
A joint driveway agreement exists, executed by Douglas B. Chandler and wife, and Evans B. Hunt and wife, of record in Book 3069, Page 217, Register's Office Davidson County, Tennessee.
BEING the same property conveyed Big A. Realty Service, Inc., a Delaware Corporation, by deed from Gerald T. Fisher and wife, Nancy W. Fisher, by deed of record in Book 4881, Page 196, Register's Office Davidson County, Tennessee.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

TO HAVE AND TO HOLD, said lands and premises, together with all privileges and appurtenances thereunto belonging, to it the said party of the second part its successors and assigns in as full and ample a manner as the Trustee has power to convey the same.

IN TESTIMONY WHEREOF, said L. Kenneth Johnson, acting as Trustee as herein above states, has hereunto set his signature the day and year first above written.

D 2295 1

FILED FOR REFERENCE OCT 14 PM '75 REGISTER DAVIDSON COUNTY, TENN.

L. KENNETH JOHNSON - TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. KENNETH JOHNSON, acting as Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 8th day of October 1975.

NOTARY PUBLIC

My commission expires: 7/31/78.

FORECLOSURE SALE

Default having been made in the payment of a certain note dated January 1, 1975, executed by Big A. Realty Service, Inc. by David H. Austin, President, and David H. Austin, Individually, to Gerald T. Fisher, Trustee, and being the note described in an installment deed executed by the said Big A. Realty Service, Inc. by D. H. Austin, President, and recorded in Book 4331, Page 196, Register's Office Davidson County, Tennessee, same being dated December 18, 1974, whereon the said Big A. Realty Service, Inc., a Delaware corporation, conveyed the property therein described to L. Kenneth Johnson, Trustee, to secure indebtedness therein described, the said note being the note hereinabove mentioned and the entire indebtedness having been declared due and payable as provided in said installment deed and payment not having been made as demanded and the undersigned, L. Kenneth Johnson, Trustee, as per installment deed herein above mentioned, does hereby give notice that I, L. Kenneth Johnson, Trustee, having been requested to do so by the lawful owner and holder of the said indebtedness will on the

8th day of
OCTOBER, 1975

at 12:00 O'clock noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, all of which are expressly waived in said installment deed, the following described real estate in Davidson County, Tennessee:

Being the southerly 29 feet front and 19 feet 9 inches rear of Lot No. 76 and the northerly 30.5 feet front and 17 feet 5 inches rear of Lot No. 77 on the map showing R. W. Grizzard's subdivision of part of the Bosley Tract, not of record. According to a blueprint of same, said parts of said Lots Nos. 76 and 77 front together 59.5 feet on the westerly side of Orient Circle and runs back between parallel lines 151 feet, more or less, to an alley, on which it measures 37 feet 2 inches, the northerly corner of said lot herein described being 59 feet southerly from Marlborough Avenue when measured along Orient Circle and the northwest corner of said lot being 34 feet from said Avenue when measured along said alley.

There is included in the above description but excluded from this conveyance a small triangular parcel of land conveyed to Evans B. Hunt and wife, by deed of record in Book 3068, Page 289, Register's Office Davidson County, Tennessee, to which reference is here made for a more particular description. A joint driveway agreement exists, executed by Douglas B. Chandler et ux, and Evans B. Hunt, et ux, of record in Book 3069, Page 217, Register's Office Davidson County, Tennessee.

Being the same property conveyed Big A. Realty Service, Inc., a Delaware corporation, by deed from Gerald T. Fisher et ux, of record in Book 4331, Page 196, Register's Office Davidson County, Tennessee.

Said sale is subject to any and all unpaid taxes and prior liens.

L. KENNETH JOHNSON,
Trustee
JOHNSON & EDWARDS
ATTORNEYS
600 Stahlman Building
Nashville, Tennessee 37201
256-2197

Insertion Dates:
Sept. 16, 23, 30, 1975
Ad No. 286

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201