This Instrument Was Prepared By
BEAU E. FOLK, JR., Attorney.
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 197241

BOOK 4147 PAGE 558 BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map. 130-9 Par. 66 pw	Mr/Mrs Leonard Esstman same as below	Murphree Mortgage Company 226 Third Avenue, North Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 7D-30845	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 405 Page Road	LOAN OR ACCOUNT NO. VA 31829 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MORRIS KRAFT and wife, REBA KRAFT,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEONARD ESSTMAN and wife, BERNICE ESSTMAN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 and the northwesterly part of Lot No. 5 on the Map of a Resubdivision of Lots 3, 4 and 5 of the Bransford Realty Company's Forrest Park Subdivision of part of Belle Meade, as of record in Book 421, page 64, said Resubdivision being unrecorded and described partly according to a survey made March 25, 1941, by S. R. Sanford, Jr., Civil Engineer, as follows:

Beginning at a point in the southwesterly margin of a 25-foot strip reserved for roadway, 35 feet northwesterly from a spike set in the center line of Page Road, being the northeast corner of the property conveyed to Wakefield, by deed of record in Book 1195, page 547; thence along the margin of said reserved strip, northwesterly 215 feet to an iron pin in the northwesterly corner of Lot No. 6 of said Bransford Realty Company's Forrest Park Subdivision; thence southwesterly along the line between Lots 6 of said Bransford Realty Company's Subdivision and Lot 6 of said Resubdivision, 175 feet to a point; thence southeasterly 123.26 feet to the common corner of Lots 4 and 5 of said Resubdivision, being the northerly rear corner of said Wakefield property above mentioned; thence along Wakefield's line, northeasterly 325 feet, more or less, to the beginning.

Being the same property conveyed to Morris Kraft and wife, Reba Kraft, by deed from Nellie F. Swords, et al., as of record in Book 2084, page 584.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1967 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15th day of June, 1967.

Reba Kraft
Reba Kraft

Morris Kraft
Morris Kraft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Morris Kraft and wife, Reba Kraft

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15th day of June, 1967.

My commission expires: July 26, 1970

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF:hs

FROM
MORRIS KRAFT and wife

TO
LEONARD ESSTMAN and wife

77845

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 29 9 12 AM '67

NOTED: BOOK 116 PAGE 695
RECORDING FEE $ 2.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Filed: Reau Folk

Filed: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JUN 29 1967 PAID JUN 29 67

STATE TAX $ _____
PROBATE .50
TOTAL $ 5.25

5.25