BOOK 4999 PAGE 649 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 19 76

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Campbell Brown, Attorney
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Ryan Kraft & Wife (NAME)	(NAME)	142-2-221
7428 Harness Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melvin I. Epstein and Lois D. Epstein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Ryan Kraft and wife, Terry K. Kraft

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 248 on the plan of Cross Timbers, Section 5, of record in Book 4175, page 115, Register's Office for said County, described as follows:

Said Lot No. 248 fronts 95 feet on the north margin of Harness Drive and extends back 176.3 feet on the east line and 176.4 feet on the west line, to a line in the rear on which it measures 95 feet.

Being the same property conveyed to Melvin I. Epstein and Lois D. Epstein by deed from James R. Tuerff and wife, Julie K. Tuerff of record in Book 4921, page 232, said Register's Office.

Said conveyance is subject to a Deed of Trust of record in Book 4921, page 234, Register's Office for Davidson County, Tennessee; Said Trust Deed was executed to T. L. Holman, Jr., Trustee, to secure payment of a note dated June 9, 1975 in the principal amount of $35,200 payable monthly as specified therein, which Grantees have assumed and agreed to pay.

Said conveyance is subject to a restrictive covenant in instrument of record in Book 4408, page 761, said Register's Office; Said conveyance is also subject to the 1976 real estate taxes, a lien but not yet due and payable, and setback lines, easements and other limitations as shown on the plan of record in Book 4175, page 115, said Register's Office.

This is unimproved (X) improved ( ) property, known as 7428 Harness Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hand s this 23 day of February, 19 76

Melvin I. Epstein

Lois D. Epstein

RECORDED 030

Nebraska

STATE OF ~~TENNESSEE~~ Douglas County

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Personally appeared before me, Corine M Cahaw, a Notary Public in and for said County and State, the within named Melvin I. Epstein and Lois D. Epstein

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 Omaha, ~~Tennessee~~, this 23 day of February 1976.

My Commission expires Aug 1, 1977 Nebraska

Corine M Cahaw
Notary Public

CORINE M. CAHAW
NOTARY PUBLIC
DOUGLAS COUNTY, NEBRASKA
MY COMMISSION EXPIRES
AUG. 1, 1977
STATE OF NEBRASKA

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

D 37394

IDENTIF. REFERENCE

FEB 25 11 20 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Third National
Attn: R.E. Evans

2-25-76 C.O. 42,000.00
S.T. 109.20
P.F. .50
W.D. 4.00
113.20

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