THIS DOCUMENT PREPARED BY

MEAD & MEAD
ATTORNEYS AT LAW
CUMBERLAND OFFICE BLDG., SUITE 101
101 CUMBERLAND AVENUE
MADISON, TENNESSEE 37115

BOOK 5063 PAGE 490

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MICHAEL S. LUSCOMBE, ET UX	same address as new owner	
(NAME) 1313 Port view Drive	(NAME)	120-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	111
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of Ten dollars, cash in hand, paid by the Grantees hereinafter named in other good and valuable consideration the *Dollars,* receipt of which is hereby acknowledged.

WE, Alvin E. Knotts Sr. and wife Eleanor J. Knotts, hereinafter called the Grantors
have this day bargained and sold, and do hereby transfer and convey unto the said
Michael S. Luscombe and wife Nell F. Luscombe, hereinafter called the Grantees
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Map of Airport Estates of record in Book 1130, page 83, said Register's Office, and more particularly described on a survey made December 17,1949, by Hal R. Swann, Jr. Surveyor, as follows:

SAID Lot No 78 fronts 70 feet on the southerly side of Portview Drive and extends back between parallel lines 160.6 feet to a dead line in the rear, measuring 70 feet thereon.

BEING the same property conveyed to Alvin E. Knotts and wife Eleanor J. Knotts from Clyde D. Smith and wife Dorothy F. Smith of record in Book 1878 page 256, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $17,000.00

Subscribed and sworn to before me, this the 27th day of August 1976

Affiant Michael S. Luscombe

My commission expires: 1-29-77 (Affix Seal)

Notary Public Arnold L. Krantz

This is improved (X) unimproved ( ) property, known as 1313 Portview Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 27th *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alvin E. Knotts, Sr.

Eleanor J. Knotts

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Donald R. Knotts, *a Notary Public in and for said County and State,* Alvin E. Knotts, Sr. and wife Eleanor J. Knotts, *the within named 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 Nashville, Tennessee *this* 27th *day of* August, *19* 76

Donald R. Knotts
Notary Public

Commission expires 1-29-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
Alvin E. Knotts, & et ux

TO
Michael S. Luscombe, & et ux
1313 Portview Drive
Nashville, Tenn 37217

D 6 5 5 6 4

IDENTIF. REFERENCE

AUG 30 1 44 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

AUG 30 76 CONV 17,000.00
AUG 30 76 S'TAX B* 44.20
AUG 30 76 FR'FEE B* .50
AUG 30 76 W'DEED B* 4.00 * 48.70

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS