# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN 12, 2006

Davidson County DEEDWARR
Recvd: 07/11/03 10:57 2pgs
Fees:13.00 Taxes:390.35

20030711-0096365

**THIS INSTRUMENT WAS PREPARED BY**
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **David A. Matsumoto** | **America's Wholesale Lender** | **Map 26-7** |
| (NAME) **105 Heathcote Court** | (NAME) **155 North Lake Avenue** | **Parcel 67** |
| (ADDRESS) **Goodlettsville, TN 37072** | (ADDRESS) **Pasadena, CA 91109** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Sharon L. Burysek, a single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Matsumoto and wife, Melissa A. Matsumoto,** 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. 173 on the Plan of Windsor Green, Phase I, Section III, of record in Plat Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Sharon L. Burysek, a single woman by deed from Roger D. Wiggins, a single man of record in Book 11092, page 309, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all conditions and easements; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 46, said Register's Office; (c) Restrictive covenants contained in Book 6406, page 929, said Register's Office; and (d) By-laws of record in Book 6406, page 942, said Register's Office.**

unimproved ☐

This is improved ☒ property, known as 105 Heathcote Court, Goodlettsville, TN 37072

(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 my hand this 9th day of July, 2003.

Sharon L. Burysek

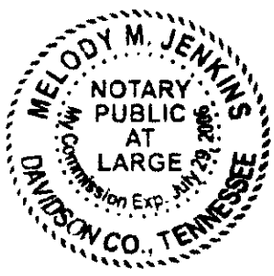
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Sharon L. Burysek, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of July, 2003.

Commission expires:




Notary Public