BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#20171-2

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **KENTON O. SHAW and KATHRYN J. SHAW** | **PEOPLES HOME EQUITY, INC.** | **Map 026-07-0 Parcel 067.00** |
| **105 Heathcote Court** | **4300 Sidco Drive, Suite 200** | |
| **Goodlettsville, TN 37072** | **Nashville, TN 37204** | |

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,

**DAVID A. MATSUMOTO and wife, MELISSA A. MATSUMOTO**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KENTON O. SHAW and KATHRYN J. SHAW, husband and wife**

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, a Planned Unit Development, as of record in Book 6250, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to David A. Matsumoto and wife, Melissa A. Matsumoto, by Warranty Deed dated July 9, 2003, from Sharon L. Burysek, a single woman, of record in Instrument No. 20030711-0096365, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Windsor Green Services Association, of record in Book 6406, Page 929, said Register's Office; By-Laws of record in Book 6406, Page 942, said Register's Office; Declaration of Covenants, Conditions, and Restrictions of Ashley Cluster Homes of Windsor Green Homeowners Association, of record in Book 6406, Page 950, and By-Laws of record in Book 6406, Page 963, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**THIS instrument is being executed in behalf of Melissa A. Matsumoto, pursuant to a Power of Attorney executed by her on the _____ day of January, 2007, of record in Instrument No.** 20070207-0015854, **Register's Office for Davidson County, Tennessee.**

This is IMPROVED (__XX__) unimproved (____) property, known as: **__105 Heathcote Court, Goodlettsville, TN 37072__**.

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.

Davidson County DEEDWARR
Recvd: 02/07/07 08:51 2 pgs
Fees:13.00 Taxes:425.50

20070207-0015855

Witness my/our hand(s) this 1st day of **February, 2007.**

**DAVID A. MATSUMOTO**

Melissa A. Matsumoto Atty in Fact
**MELISSA A. MATSUMOTO**

**By:** _____
**David A. Matsumoto, Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID A. MATSUMOTO,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **February, 2007.**

_____
**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 3/22/09

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named DAVID A. MATSUMOTO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **MELISSA A. MATSUMOTO,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **MELISSA A. MATSUMOTO** for the purpose therein contained, by signing the name of **MELISSA A. MATSUMOTO** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **February, 2007.**

_____
**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 3/22/09