This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/20/07 15:21 7 pgs
Fees:38.00 Taxes:2127.50
20070820-0099651

Address New Owner As:	**Send Tax Bills To:**	**Map & Parcel Number:**
Hajime Keruma, et al. 421 Union Street Nashville, TN 37219	First State Bank 4329 Harding Road Nashville, TN 37205	093-023-049.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Yu-Tien Terry Wang** and wife, **Yu-Ling Amber Lin** (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Hajime Keruma** and wife, **Songmi Keruma** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantees, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantors, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantors, but not otherwise.

Whenever in this instrument the terms Grantors and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 17th day of August, 2007.

Yu-Tien Terry Wang

Yu-Ling Amber Lin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2007.

Lee ann campbell

Notary Public For The State Of Tennessee
My Commission Expires: 23 JANUARY 2010

LEE ANN CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Yu-Tien Terry Wang, 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 seal at office at Nashville, Tennessee, on this the 17th day of August, 2007.

Lee ann campbell

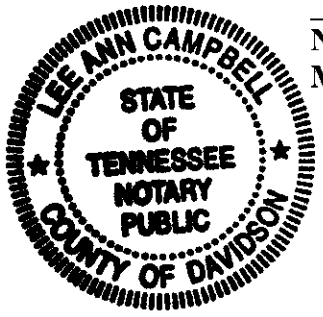
Notary Public For The State Of Tennessee
My Commission Expires: 23 JANUARY 2010

LEE ANN CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Yu-Ling Amber Lin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 17th day of August, 2007.



Lee ann Campbell
Notary Public For The State Of Tennessee
My Commission Expires: 23 JANUARY 2010

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Nichols Heir's Subdivision of Part of Lot 76 on the Plan of the Original Town of Nashville, Tennessee, fronting 21 feet on the southerly line of Union Street and extending back southerly, between parallel lines, 100 feet to an alley, as indicated on a plan of said lots of record in Minute Book K, Page 250, of the County Court for Davidson County, Tennessee.

Being the same property conveyed to Yu-Tien Terry Wang and wife, Yu-Ling Amber Lin, by deed from Union Street, LLC, of record as Instrument No. 20050224-0020617, Register's Office for Davidson County, Tennessee.

This is improved property known as 421 Union Street, Nashville, Davidson County, Tennessee 37219.

Exhibit B

Exceptions

(1) 2007 Davidson County Taxes for Map/Parcel 093-023-049.00 - a lien but not yet due and payable.

(2) All matters shown on the plan of record in Minute Book K, Page 250, of the County Court for Davidson County, Tennessee.

(3) Easements for utilities serving the premises herein described.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberly H. Wayman, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnesses.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: May 23, 2009

