Record & Return to
[illegible]

Davidson County DEEDWARR
Recvd: 01/24/08 09:06 3 pgs
Fees:18.00 Taxes:906.50
20080124-0007377

(2)

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
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Telephone (615) 790-2444
Fax (615) 261-1055

THOMAS I. BOTTOMS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

Dennis E Dreblow
Affiant

Sworn to and subscribed before me this 16th day of January, 200[illegible]

Notary Public
Commission Expires: 1/16/2010

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Dennis E. Dreblow and Mary Pat F. Dreblow	Lot 32	CWB Mortgage Ventures dba Commerce Union Mortgage	181-01-0B
636 Sugar Mill Drive	636 Sugar Mill Drive	**P O Box 961206, FTWX-22**	081.00 CO
Nashville, TN 37211	Nashville, TN 37211	**Fort Worth, TX 76161**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **KAORU NAKAGAWA and HIROYUKI TAKEUCHI, TRUSTEES OF THE YOSHIKO ASANO REVOCABLE TRUST** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **DENNIS E. DREBLOW and MARY PAT F. WOLF** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, TN, BEING Lot No. 32, on the Plan of Section Two, Addition to Sugar Valley, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> BEING the same property conveyed to Yoshiko Asano, unmarried, by Warranty Deed dated August 4, 2006 from James Conrad II, unmarried, of record in Instrument No. 20060810-0098620, Register's Office for Davidson County, Tennessee. Yoshiko Asano, an unmarried person, conveyed said real property to Yoshiko Asano Revocable Trust by Quitclaim Deed dated September 18, 2007 of record in Instrument Number 20070921-0112886, Register's Office for Davidson County, Tennessee. Also see Certification of Trust of The Yoshiko Asano Revocable Trust of record in Instrument No. 20080124-0007376, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2008 which have been prorated between the parties, applicable building and zoning

regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

This real property is also subject to the following:

1. Those matters set forth on the Plan of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee;

2. Restrictions of record in Book 11069, Page 14, Register's Office for Davidson County, Tennessee;

3. By-Laws of record in Book 11069, Page 24, Register's Office for Davidson County, Tennessee;

4. Declaration of Covenants, Conditions and Restrictions for Sugar Valley of record in Book 11069, Page 14 and amended in Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee; and

5. Declaration of Covenants, Conditions and Restrictions for Sugar Valley, Section Two, of record in Book 11761, Page 279 and as amended of record in Instrument No. 20040623-0074495, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of January, 2008.

YOSHIKO ASANO REVOCABLE TRUST

By: Kaoru Nakagawa, Trustee
Kaoru Nakagawa, Trustee
1/16/08

By: _____, Trustee 1/16/08
Hiroyuki Takeuchi, Trustee

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Michiyo Nagikawa ,aNotary Public, **Kaoru Nakagaw,** with whom I am personally acquainted, and who acknowledged that he/she executed the within named instrument for the purposes therein contained and who further acknowledged that he/she is **Trustee of the Yoshiko Asano Revocable Trust** and is authorized to execute this instrument on behalf of **the Yoshiko Asano Revocable Trust**.

Witness my hand at office this 16th day of January, 2008.



Notary Public
My Commission Expires: July 6 2008

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, Michiyo Nagikawa ,aNotary Public, **Hiroyuki Takeuchi,** with whom I am personally acquainted, and who acknowledged that he/she executed the within named instrument for the purposes therein contained and who further acknowledged that he/she is **Trustee of the Yoshiko Asano Revocable Trust** and is authorized to execute this instrument on behalf of **the Yoshiko Asano Revocable Trust**.

Witness my hand at office this 16th day of January, 2008.



Notary Public

My Commission Expires: July 6 2008