Davidson County DEEDWARR
Recvd: 04/18/06 10:38 2 pgs
Fees:13.00 Taxes:185.00
20060418-0043991

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Our File Number: 23396S

MAP/GROUP/PARCEL: 050-10-0-128.00

NEW OWNER'S NAME AND ADDRESS:
EPANDCO REAL ESTATE FUND LLC
8383 Wilshire Blvd. Ste. 102/10
Beverly Hills, CA 90211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, BLACK CITY INVESTMENT COMPANY, LLC, a Tennessee limited liability company, hereinafter called Grantor, does hereby transfer and convey unto, EPANDCO REAL ESTATE FUND LLC, its heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 37, on the Plan of Village by the Creek, Section 3, Revised, as shown on plat of record in Plat Book 5200, page 785, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Black City Investment Company, LLC, an LLC existing under the Laws of California in Instrument 20040708-0081440 recorded 07/08/2004, Register's Office for Davidson County, Tennessee

The subject property is improved property known as 304 HAWK VIEW CT, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BLACK CITY INVESTMENT COMPANY, LLC,
a Tennessee limited liability
company

By: _____

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, George Gore with whom I am personally acquainted and who upon his oath, acknowledged himself to be the owner of the within bargainor, a corporation, and that he as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such, BLACK CITY INVESTMENT COMPANY, LLC, a Tennessee limited liability company.

Witness my hand and oficial seal at Los Angeles, California, on this the 2nd day of March, 2006.

Claudia Luna Pensamiento
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-18-06

CLAUDIA LUNA-PENSAMIENTO
Comm. # 1347093
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires March 18, 2006

STATE OF
COUNTY OF

The actual consideration or value whichever is greater for this transfer is $50,000.00.

Rachel Neal
AFFIANT

Sworn to and subscribed before me, this the 2nd day of March, 2006.

Claudia Luna Pensamiento
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-18-06

CLAUDIA LUNA-PENSAMIENTO
Comm. # 1347093
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires March 18, 2006