Davidson County DEEDWARR
Recvd: 05/15/06 10:23 2 pgs
Fees:13.00 Taxes:453.25

20060515-0056549

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,500.00

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 9th day of May, 2006.

Notary Public
My commission expires: 9/20/08

02-0604-44763

Address of New Owner:	Send Tax Bills to:	Tax Information
Epandco Real Estate, LLC 1405 &1407 Kellow Street and 706 Garfield Street Nashville TN 37203	NEW OWNER	081-03-0-55 & 81-08-0-381

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel C. Gordon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Epandco Real Estate, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No's 30 and 31 on the Plan of H. N. Myers' Subdivision as of record in Book 21, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel C. Gordon by deed from Annie Keith Gordon and husband, Allen L. Gordon, dated 5-31-67, of record in Book 4138, Page 416, Register's Office for Davidson County, Tennessee.

TRACT II:
Land situated at 706 Garfield Street, Nashville, Tennessee, which is part of Lot No.'s 222 and 224 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book No. 21, Page 105, Register's Office, Davidson County, Tennessee, and is described as follows: Beginning on the northern margin of Garfield Street (formerly Foster Street), 80 feet westerly from the westerly margin of Seventh Avenue North (formerly Vine Street); thence with the northerly margin of Garfield Street westerly 40 feet; thence at right angles northerly 103 feet 11 inches to a line between Lots 224 and 226; thence with said line easterly 40 feet; thence southerly 163 feet 11 inches to the beginning.

Being the same property conveyed to Joel Gordon by deed from Tillie Klyman Gordon, dated 2-01-61, of record in Book 3182, Page 280, Register's Office for Davidson County, Tennessee.

TRACT I bears the street address of 1405 Kellow Street, Nashville, TN 37208; TRACT II bears the street address of 706 Garfield Street, Nashville, TN 37208.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1405 &1407 Kellow Street and 706 Garfield Street, Nashville, TN 37203

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 May, 2006.

Joel C. Gordon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel C. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of May, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

