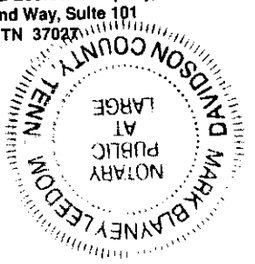
Davidson County DEEDWARR
Recvd: 05/15/06 10:24 3 pgs
Fees:18.00 Taxes:240.50

20060515-0056550

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 $65,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2006.

Notary Public
My commission expires: 9/8/09

02-0604-44762

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Epandco Real Estate, LLC<br>1617 Arthur Avenue<br>Nashville TN 37203 | New Owner | 81-12-94.00 |

## 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, individually, and Sylvia C. Weinberger, Trustee of the Residuary Trust under the Will of Sherron Weinberger, deceased, Trustee, 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:

Land in Davidson County, Tennessee, being Lot No. 367, on the Plan of McGavock Wetmore and Others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, 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 and Sylvia C. Weinberger by deed from Gorwein Development Company, Inc., a Tennessee Corporation, dated 12-31-86, of record in Book 7090, Page 171, Register's Office for Davidson County, Tennessee. The said Sherron Weinberger having since died. The Will of Sherron Weinberger field with the Davidson County Probate Court Clerk's Office in Probate Docket #95P-1373 devised the subject property to Sylvia C. Weinberger, Trustee of the Residuary Trust created in the Will.

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 1617 Arthur Avenue, 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 4th 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 4th day of May, 2006.

Notary Public
State of Tennessee at Large

JUDY C. ERNST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires
Nov 24, 2007

Sylvia C. Weinberger, Trustee

Sylvia C. Weinberger, Trustee of the
Residuary Trust under the will of Sherron
Weinberger, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sylvia C. Weinberger, Trustee of the Residuary Trust under the will of SherronWeinberger, deceased, 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 in the capacity and for the purposes therein contained.

Witness my hand and seal at Nashville, TN this 4th day of May, 2006.

Judy C Ernst
Notary Public

My Commission Expires:
Nov. 24, 2007

JUDY C. ERNST
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY