Davidson County DEEDWARR
Recvd: 12/19/06 09:57 2 pgs
Fees:13.00 Taxes:92.50
20061219-0156059

Prepared by:
Reil, Inc.
105 West Park Dr. Ste. 420
Brentwood, TN 37027

SHEILA BRIZENDINE
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY
My Commission Expires June 6, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Elizabeth Gray
Affiant

Subscribed and sworn to before me, this 14th day of December, 2006.

Sheila Brizendine
Notary Public
My commission expires: 6-8-09

Address of New Owner:	Send Tax Bills to:	Tax Information
P.C.G., LLC 1811 16th Avenue North Nashville, TN 37208	New Owner	081-07-0-22400

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, Epandco Real Estate, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, P.C.G., 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. 27 on the Map of William M. Butler's Subdivision, of record in Plat Book 57, Page 98, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Epandco Real Estate, LLC by deed from Yolanda Corbitt dated 4/17/06 of record in Instrument No. 20060420-0045484, Register's Office for Davidson County, Tennessee. Said deed was re-recorded in Instrument No. 20060831-0107654, said Register's Office, for the ostensible purpose of correcting the grantee's name therein. Oath is made that the correct name of the grantee therein and the grantor herein is Epandco Real Estate, LLC.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 1811 16th Avenue North, Nashville, TN 37208.

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.

X

WITNESS my hand this 14th day of December, 2006.

Epandco Real Estate, LLC

By: _____
Shlomo Epiboim, Manager

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shlomo Epiboim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Epandco Real Estate, LLC, and that he is authorized by Epandco Real Estate, LLC, to execute this instrument on its behalf.

Witness my hand and seal at Los Angeles. California, 14TH, this December day of December, 2006.

My commission expires: Feb 1, 2007

Piratpal K. Haynes
NOTARY PUBLIC

PIRATPAL K. HAYNES
Commission # 1392639
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2007