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

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2007.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles T. Hoffman 706 Garfield Street Nashville, TN 37208	New Owner	08108038100

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, Charles T. Hoffman and wife, Joyce T. Hoffman, 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, situated at 706 Garfield Street, Nashville, Tennessee, which is part of Lot Nos. 222 and 224 in the North Nashville Real Estate Company's Plan of Lots, as o record in Book 21, Page 105, Register's Office for said County, and described as follows: Beginning on the northern margin of Garfield Street (formerly Foster Street), 80 feet westerly from the western 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 a portion of the same property conveyed to Epandco Real Estate, LLC by deed from Joel C. Gordon dated 5/9/06 of record in Instrument No. 200605150056549, Register's Office for Davidson County, Tennessee.

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 706 Garfield Street, 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.

Davidson County DEEDWARR
Recvd: 03/05/07 10:37 2 pgs
Fees:13.00 Taxes:120.25
20070305-0026594

WITNESS my hand this 22 day of February, 2007.

Epandco Real Estate, LLC

By: _____
Shlomo Eplboim, 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 Eplboim, 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, 22nd this _____ day of February, 2007.

My commission expires: Feb 1, 2011

Piratpal K. Haynes
NOTARY PUBLIC

PIRATPAL K. HAYNES
Commission # 1714165
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2011