Davidson County DEEDWARR
Recvd: 04/30/07 08:44 2 pgs
Fees:13.00 Taxes:527.25

20070430-0050793

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $142,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2007.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 9/8/09

Address of New Owner:	Send Tax Bills to:	Tax Information
EPANDCO Holdings, LLC	New Owner	105-04-0-14701
37 Shepard Street	5200 Vanalden Ave	
Nashville, TN 37210	Tarzana, CA 91356	

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, Larry Drake and wife, Emily A. Drake, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EPANDCO Holdings, 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 part of Lot No. 2 and all of Lot No. 3 on the Plan of the Subdivision of the Mansion House Lot in Trimble's Addition to Nashville, of record in Book 57, Page 84, Register's Office for said County.

SAID part of Lot No. 2 and all of Lot No. 3 are described together as follows: Beginning at a point in the south margin of Shepard Street, said point being the NE corner of Lot No. 3 as shown on said Plan; thence along the south margin of Shepard Street, westwardly 90 feet to a point; thence southwardly 43 feet to a point; thence eastwardly 2 feet to a point; thence southwardly 26 feet to a point; thence westwardly 2 feet to a point; thence southwardly 87 feet to a point; thence eastwardly 90 feet to a point in the west margin of Thomas Street; thence northwardly with the margin of said road 156 feet to the point of beginning.

BEING the same property conveyed to Larry Drake and wife, Emily A. Drake, by deed from Bobby W. Caplinger and Dean D. Caplinger dated 1/7/05 of record in Instrument No. 200501140005572, Register's Office for Davidson County, Tennessee.

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 37 Shepard Street, Nashville, TN 37210.

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 26th day of April, 2007.

Larry Drake

Emily A. Drake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Drake and Emily A. Drake, 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 26th day of April, 2007.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

