Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/03/07 10:56 2 pgs
Fees:13.00 Taxes:259.00
20070703-0079332

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2007.

Notary Public
My commission expires: 06/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

15-0706-151147

Address of New Owner:	Send Tax Bills to:	Tax Information
Epandco Holdings, LLC	New Owner	082-07-0-270.00
5200 Vanalden Avenue	5200 Vanalden Avenue	
Tarzana, CA 91356	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, Ronald Paul Shields, Trustee of the Shields Irrevocable Trust UAD September 22, 2005, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Epandco Holdings, LLC, a Delaware limited liability corporation, 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. 14, on the Plan of OlManey's Addition to East Nashville, of record in Book 57, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Shields and Nelda R. Shields by deed from James S. Sweeney and wife, Rita E. Sweeney, dated November 21, 2001, recorded December 6, 2001, of record in Instrument No. 20011206-0134371, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Ronald Paul Shields, Trustee of the Shields Irrevocable Trust UAD 9-22-05 by Quitclaim Deed from Paul R. Shields and Nelda R. Shields, dated September 22, 2005, recorded October 7, 2005, of record in Instrument No. 20051007-0121183, 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 620 Stockell Street, Nashville, TN 37207

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 27th day of June, 2007.

Ronald Paul Shields, Trustee of the
Shields Irrevocable Trust UAD
September 22, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Paul Shields, Trustee, 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 Nashville, TN, this 27th day of June, 2007.

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010