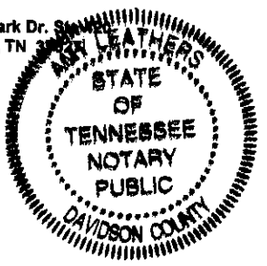
Prepared by:
Rell, Inc.
105 West Park Dr. Suite 400
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2007.

Notary Public
My commission expires: 9/24/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles Hoffman	New Owner	081-15-0-10700
1517 21st Avenue North	5200 Vanalden Ave.	
Nashville, TN 37208	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, Epandco Holdings, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Hoffman, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidsib County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of S.A. Champion's Subdivision, of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 runs 50 feet on the westerly side of 21st Avenue North, formerly, Estrella street, and extends back between parallel lines 154.7 feet to an alley.

BEING the same property conveyed to Epandco Holdings LLC by deed from Stephen Mark Sefsik, Michael Scott Sefsik and Carrie Linn dated 8/7/07 of record in Instrument No. 200709040105801, 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 1517 21st 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.

Davidson County DEEDWARR
Recvd: 09/28/07 11:08 2 pgs
Fees:13.00 Taxes:370.00
20070928-0115733

WITNESS my hand this 25 day of September, 2007.

Epandco Holdings, LLC

By: _____
Shlomo Epiboim, Manager

STATE OF CA
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 Holdings, LLC, and that he is authorized by Epandco Holdings, LLC, to execute this instrument on its behalf.

Witness my hand and seal at Los Angeles, CA, this 25TH day of September, 2007.

My commission expires feb 1, 2011

Piratpal K. Haynes
NOTARY PUBLIC

PIRATPAL K. HAYNES
Commission # 1714148
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2011