Davidson County DEEDWARR
Recvd: 10/10/07 08:36 2 pgs
Fees:13.00 Taxes:166.50
20071010-0120348

Prepared by:
Rell, 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 $45,000.00

Affiant

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 5th day of October, 2007.

Notary Public
My commission expires: 9/20/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Epandco Holdings, LLC 1107 14th Avenue North Nashville, TN 37208	New Owner 5200 Vanalden Ave. Tarzana, CA 91356	081-16-0-32900

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, Kevin L. Thicklin, 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 the southerly 37 feet 6 inches of Lot No. 38 and the easterly 41 feet of the southerly 37 feet 6 inches of Lot No. 37 on the Plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the Addition to the town of McGavock, of record in Book 21, Page 41, Register's Office of said County, said parts of Lots Nos. 37 and 38 fronting 37 feet 6 inches on the westerly side of 14th Avenue North, formerly Alberta Avenue, and extending back between parallel lines with the northerly margin of an alley 91 feet to a dead line.

BEING the same property conveyed to Kevin L. Thicklin by quitclaim deed from Clasek Land, LLC, Kevin L. Thicklin and Shirley A. Bluing dated 9/12/06 of record in Instrument No. 200609140114148, Register's Office of Davidson County, Tennessee.

Kevin L. Thicklin makes oath that the property herein described is neither his principal residence nor the principal residence of his spouse and/or dependents.

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 1107 14th 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.

WITNESS my hand this 3rd day of October, 2007.

Kevin L. Thicklin

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin L. Thicklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Chicago, IL, this 3rd day of October, 2007.

Notary Public
~~State of Tennessee at Large~~ State of IL

My Commission expires 09-23-09

"OFFICIAL SEAL"
Akosua Patton
Notary Public, State of Illinois
Cook County
My Commission Expires 09-23-2009