Prepared by:
Mark B. Leedom, Esq.
105 West Park Drive, Ste 420
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~WILLIAMSON~~ LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is ~~$ 0~~.

Charles T. Hoffman

Affiant

Subscribed and sworn to before me this 13th day of May, 2008.

Abigail N. Magadan

Notary Public
My commission expires: December 3, 2009

ABIGAIL N. MAGADAN
Commission # 1626376
Notary Public - California
Los Angeles County
My Comm. Expires Dec 3, 2009

ABIGAIL N. MAGADAN
COMM. # 1626376
NOTARY PUBLIC
CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC 3, 2009

Address of New Owner:	Send Tax Bills to:	Tax Information:
Epandco Holdings, LLC	New Owner	081-15-0-10700
1517 21st Avenue North	5200 Vanalden Ave.	
Nashville, TN 37208	Tarzana, CA 91356	

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Charles Hoffman, married, by these presents, does hereby quitclaim and convey unto Epandco Holdings, LLC, their successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land, 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 Charles Hoffman by deed from Epandco Holdings, LLC, dated 09/25/07 of record in Instrument No. 20070928-0115733, Register's Office for Davidson County, Tennessee. Grantor 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.

Preparer makes no representation as to the status of title to property conveyed hereby, the same having been prepared without benefit of title search.

This property is improved property known as 1517 21st Avenue North, Nashville, TN 37208.

Davidson County DEEDQC
Recvd: 06/26/08 16:13 2 pgs
Fees:12.00 Taxes:0.00
20080626-0066153

Witness my hand this 13th day of May, 2008.

Charles T. Hoffman

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 Charles T. Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at La Puente, CA, this 13th day of May, 2008.

My commission expires: Dec 3, 2009

NOTARY PUBLIC

ABIGAIL N. MAGADAN
Commission # 1626376
Notary Public - California
Los Angeles County
My Comm. Expires Dec 3, 2009