Davidson County DEEDWARR
Recvd: 11/05/08 12:40 2 pgs
Fees:13.00 Taxes:573.50

20081105-0110121

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 $155,000.00

Affiant

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 3rd day of November, 2008.

Notary Public
My commission expires: 9/03/12

Address of New Owner:	Send Tax Bills to:	Tax Information
EPANDCO Holdings, LLC	New Owner	10504014700
33 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 D. 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 Lot No. 1 and the south 26 feet of the north 69 feet of the west 2 feet of Lot No. 2 of Trimble's Addition, of record in Book 57, Page 84, Register's Office of said County, described according to survey of John M. Sullivan, surveyor, dated 1/16/64, as follows:

BEGINNING at a point in the southerly margin of Shepard Street, the common front corners of Lots Nos. 1 and 2; thence with the line between the said lots, southwardly 43 feet; thence eastwardly 2 feet; thence southwardly 26 feet; thence westwardly 2 feet to the line between Lots 1 and 2; thence with the said lot lines, southwardly 87 feet to the corners of Lots 1 and 2, in the north margin of an alley; thence with said alley, and the rear line of Lot No. 1, westwardly 124 feet to the easterly margin of John Street; thence with the said margin of John Street northwardly 156 feet to the southeast corner of the intersection of John Street and Shepard Street; thence with the southerly margin of Shepard Street, eastwardly 124 feet to the point of BEGINNING.

INCLUDED in this conveyance but NOT INCLUDED in the description above is a tract of land created by the closing of an alley by Nashville City Ordinance No. 60-133 which conveyed the land to the center line of the alley as an addition to the above described tract.

BEING the same property conveyed to Larry D. Drake by deed from John G. Brevard dated 7/11/00 of record in Instrument No. 20000717007032B, Register's Office of 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.

This property is improved property known as 33 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 3rd day of November, 2008.

Larry D. Drake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry D. Drake, 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 Brentwood, TN, this 3rd day of November, 2008.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

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