(2)

PREPARED BY:
BRIDGEHOUSE TITLE, LLC
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067
File 10328

STATE OF CALIFORNIA
COUNTY OF Los Angeles

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is 00.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Notary Public

PIRATPAL K. HAYNES
Commission # 1714165
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2011

My Commission Expires: Feb 1, 2011

ADDRESS OF NEW OWNER:
Shlomo Eplboim
18653 Ventura Blvd. #267
Tarzana, California 91356

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL:
050-10-128.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Epandco Real Estate Fund, LLC** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Shlomo Eplboim** (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Village by the Creek, Section 3, Revised, as shown on plat of record in Plat Book 5200, page 785, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Epandco Real Estate Fund LLC, by Warranty Deed from Black City Investment Company, LLC, a Tennessee limited liability company, dated March 2, 2006, as of record in Instrument No. 20060418-0043991, Register's Office for Davidson County, Tennessee.

This is improved property known as: 304 Hawk View Court, Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20100000192 DEEDQC
Recvd: 01/04/10 11:57 2 pgs
Fees:12.00 Taxes:0.00
20100104-0000292

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 29th day of December, 2009.

Epandco Real Estate Fund, LLC

By: _____
Shlomo Eplboim, Sole Member

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shlomo Eplboim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be Sole Member of Epandco Real Estate Fund, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Sole Member of Epandco Real Estate Fund, LLC.

Witness my hand and official seal at office at Los Angeles, California on this the 29TH day of December, 2009.

Piratpal K. Haynes
Notary Public

My Commission Expires: Feb 1, 2011

PIRATPAL K. HAYNES
Commission # 1714165
Notary Public - California
Los Angeles County
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