This Instrument Was Prepared By:

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BILL GARRETT, Davidson County
Trans:T20110047789 DEEDWARR
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20110804-0060203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2011.

Notary Public

My Commission Expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
New Level Community Development Corporation 1112 Jefferson Street Nashville, TN 37208	SAME	081070E00200CO 09206052800

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by **NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION**, a Tennessee Non-Profit Corporation (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, **EPANDCO HOLDINGS, LLC**, a Delaware Limited Liability Company, (hereinafter referred as to as GRANTOR), has bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, its successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

(The legal description is attached hereto as Exhibit "A.")

The property conveyed herein is subject to: (a) 2011 Davidson County real property taxes; (b) all restrictions, easements, set back lines, zoning and planning ordinances and encumbrances of record in the Register of Deeds Office that may affect the property.

This is improved property in Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the said GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the land to the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever. 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.

WITNESS my hand, this 28th day of July, 2011.

EPANDCO HOLDINGS, LLC

By _____

Title: MANAGER

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHLOMO S. EPLBOM with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of **EPANDCO HOLDINGS, LLC**, a Delaware Limited Liability Company, the within named bargainor, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Epandco Holdings, LL by himself as such Manager.

Witness my hand and official seal at office this the 28th day of July, 2011.

_____
Piratpal K. Heyne
Notary Public

Commission Expires: Feb 1, 2015

PIRATPAL K. HAYNES
Commission # 1920412
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2015

EXHIBIT "A"

TRACT NO. 1

Land in Davidson County, Tennessee, being Unit B on the plan of 1918 16th Avenue North Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20070927-0115002, amended in Instrument No. 20071207-0141611, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 1918 16th Avenue North Townhomes, as shown as an attached Exhibit "A" of the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

The address of the above property is 1918 16th Avenue North, Nashville, TN 37208 (Map and Parcel: 081070E00200CO)

TRACT NO. 2

Being Lot 14 in a Roth's Subdivision of Lots 21 and 22, Boyd McNairy, Tract, as of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the west side of 27th Avenue North, now Lena Street, and extends back westwardly between parallel lines, one hundred and sixteen (116) feet to an alley.

Being a portion of the same property conveyed to Epandco Holdings, LLC by deed from Southeast Real Estate Development, LLC, of record in Instrument No. 20080423-0041660, Register's Office for Davidson County, Tennessee.

The address of the above property is 717 Lena Street, Nashville, TN 37208 (Map and Parcel: 09206052800)