PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140021684 DEEDWARR
Recvd: 04/01/14 10:38 2 pgs
Fees:13.00 Taxes:518.00
20140401-0026763

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53292
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Express Investors, LLC 810 Bellevue Rd., #109 Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 103-1-256.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert S. Elam, Jr., Trustee of the Robert S. Elam, Jr. Irrevocable Trust, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Express Investors, LLC hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being the westerly 157 feet of Lot No. 20 and the westerly 157 feet of the southerly 8 feet of Lot No. 19 on the Map of Cotton and Moore's Subdivision of Lot No. 26 in O.B. Hayes Rokeby Plan, of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 14th Avenue South, formerly Lorango Street, as widened, in the south line of Lot No. 20, 13 feet easterly from the original southeast corner of said lot; thence with the westerly margin of said Avenue, as widened, North 38 feet; thence westerly parallel with the south line of sa8d lot, 157 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said alley southerly 38 feet to the southwest corner of said Lot No. 20; thence with the south line of said lot easterly 157 feet to the beginning. Exclude sell off of record in Book 4252, Page 195, said Register's Office.

Being the same property conveyed to Robert S. Elam, Jr., Trustee of the Robert S. Elam, Jr. Irrevocable Trust by Warranty Deed from David Daniels, dated March 22, 2013, recorded March 25, 2013 in Instrument No. 20130325-0029117, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332, Page 162, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 1211 14th Avenue South, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2014.

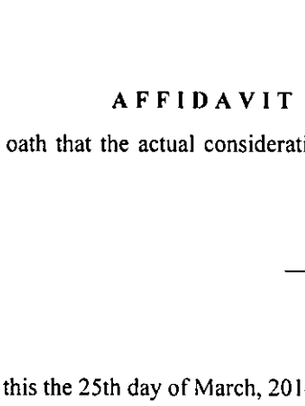
trustee

Robert S. Elam, Jr., Trustee of the Robert S. Elam, Jr Irrevocable Trust.

State of TENNESSEE
County of DAVIDSON

On this 25th day of March, 2014 , before me the undersigned authority, personally appeared Robert S. Elam, Jr., Trustee of the Robert S. Elam, Jr Irrevocable Trust., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn and subscribed before me this the 25th day of March, 2014

My Commission Expires: 12/22/2014

Notary Public