Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,800.00.

Affiant

Subscribed and sworn before me on September 30, 2009

NOTARY PUBLIC

My commission expires: March 7, 2011

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20090066939 DEEDWARR
Recvd: 10/01/09 15:11 3 pgs
Fees:18.00 Taxes:705.95
20091001-0091359

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23983SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard R. Schuman Lynda G. Schuman 181 Lake Road Fayetteville, GA 30214	SAME ADDRESS AS NEW OWNER	93-13-B-425 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Velocity in the Gulch, Inc., a Tennessee corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Richard R. Schuman and wife, Lynda G. Schuman**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 425 of Velocity Residential Condominium (the "Unit") and as established by the Master Deed Establishing Velocity Residential Condominium of record as Instrument No. 20081230-0123572, as amended by First Amendment to said Master Deed of record as Instrument No. 20090710-0064468 in the Register's Office for Davidson County, Tennessee. The Velocity Residential Condominium constitutes the Residential Unit in the Velocity Master Condominium, as established by the Master Deed Establishing Velocity Master Condominium, of record as Instrument No. 20081230-0123571, said Register's Office. The Velocity Master Condominium constitutes Unit No. 3 of the Gulch Land Condominium, as established by the Master Deed Establishing Gulch Land Condominium, of record as Instrument No. 20071018-0123668, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing Velocity Residential Condominium. Reference is hereby made to the plat of Velocity Residential Condominium of record as Exhibit D to the Master Deed Establishing Velocity Residential Condominium, for a more complete identification and description of such Unit.

Being part of the property conveyed to Velocity in the Gulch, Inc., a Tennessee corporation, by deed from Metropolitan Government and Housing Agency, a public body and a body corporate and politic organized under the Tennessee Housing

Authorities Law, Tenn. Code Ann. § 13-20-101, et. seq., of record as Instrument No. 20071108-0132211, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County Taxes have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on the Plat of Velocity Residential Condominium attached as Exhibit "D" to the Master Deed of record as Instrument No. 20081230-0123572 in said Register's Office.
3. Subject to matters shown on plan of record in Book 9700, page 763, in said Register's Office.
4. Subject to Master Deed Establishing the Gulch Land Condominium of record as Instrument No. 20071018-0123668 in the Register's Office for Davidson County, Tennessee.
5. Subject to Master Deed Establishing Velocity Master Condominium of record as Instrument No. 20081230-0123571 in said Register's Office.
6. Charter of the Gulch Land Condominium Association, Inc., of record as Instrument No. 20071018-0123669 in said Register's Office.
7. Charter of Velocity Master Condominium Association, Inc., of record as Instrument No. 20090105-0000758 in said Register's Office.
8. Charter of the Velocity Residential Condominium Association, Inc., of record as Instrument No. 20090105-0000759 in said Register's Office.
9. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Velocity Residential Condominiums of record as Instrument No. 20081230-0123572, as amended by First Amendment to Master Deed establishing Velocity Residential Condominium, of record as Instrument No. 20090710-0064468, Register's Office for Davidson County, Tennessee.
10. Subject to Restrictions set forth in Deeds of record in Book 11621, page 110, and as Instrument No. 20050401-0035633 in said Register's Office.
11. Subject to 5 foot easement for emergency exit and building repair over a portion of Unit No. 3 of the Gulch Land Condominium as shown on the Plat of Gulch Land Condominium attached as Exhibit "D" to the Master Deed Establishing Gulch Land Condominium of record as Instrument No. 20071018-0123668 in said Register's Office.
12. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record as Instrument No. 20071018-0123758 in said Register's Office.
13. Subject to Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and Instrument No. 20020715-0084598 in said Register's Office.
14. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071029-0127319 in said Register's Office.
15. Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances of record as Instrument No. 20071108-0131651 in said Register's Office.
16. Temporary Construction Easement of record as Instrument No. 20040105-0001341 in said Register's Office.

17. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090615-0055406 in said Register's Office.
18. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 320 11th Avenue, South #425, Nashville, TN 37203.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said condominium unit to the 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.

The Grantor has caused these presents to be executed by its Authorized Representative on September 30, 2009.

Velocity in the Gulch, Inc., a Tennessee corporation:

BY: _____
Its Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On September 30, 2009, personally appeared before me, a Notary Public in and for the State and County aforesaid, Dirk Melton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Velocity in the Gulch, Inc., a Tennessee corporation, the within named bargainor, and that he/she as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Janet D. Harper
NOTARY PUBLIC

My commission expires: 01/23/10

JANET D. HARPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010