BILL GARRETT, Davidson County
Trans:T20090070267 DEEDWARR
Recvd: 10/15/09 13:26 5 pgs
Fees:28.00 Taxes:858.40
20091015-0095566

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
155 Franklin Road
Suite 120
Brentwood, Tennessee 37027
615/377-9370

WARRANTY DEED

FROM: PAUL J. LUEHRSEN AND SARALYN W. LUEHRSEN

TO: JAMES W. HEAD

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
James W. Head 600 12th Avenue Unit 824 Nashville, TN 37203	New Owner ~~Same~~ P.O. Box 54 Moss, TN 38575	93-13-C-192.00 CO

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirty Two Thousand Dollars and 00/100 ($232,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 9 day of October, 2009.

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
ADAM LAFEVOR

Notary Public

My Commission Expires: 9/3/12

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, Paul J. Luehrsen and Saralyn W. Luehrsen, a married couple, as Grantors have bargained and sold, and by these presents do transfer and convey unto the said James W. Head, a single person, the Grantee herein, his heirs 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 Unit No. 824 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Paul J. Luehrsen and Saralyn W. Luehrsen, by ICON in the Gulch, a Tennessee Limited Liability Company, of record as Instrument No. 20090102-0000349 in the Register's Office for Davidson County, Tennessee.

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 paid by the Grantors. 2010 and subsequent taxes have been assumed by the Grantee;

2. 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 Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record as Instruments Nos. 20080423-0041665 and 20080423-0041666, and including, but not limited to the By-Laws shown as Exhibits "B" ; the Plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibits "G" to said Master Deeds, in the Register's Office for Davidson

County, Tennessee.

3. Charter of the ICON in the Gulch Master Condominium Association, Inc. of record as Instrument No. 20080417-0038884 in said Register's Office.

4. Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc. of record as Instrument No. 20080417-0038885 in said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 in said Register's Office.

6. Easement for sanitary sewers and / or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in said Register's Office.

7. Subject to the Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598 in said Register's Office.

8. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

9. Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

10. Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

11. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

12. Subject to any an all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property located at 600 12th Avenue South, #824, Nashville, Tennessee, 37203.

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, his heirs and assigns forever. And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 9 day of October, 2009.

Paul K. Luehrsen by Ted Pins Attorney in fact
PAUL J. LUEHRSEN

Saralyn W. Luehrsen by Ted Pins Attorney in fact
SARALYN W. LUEHRSEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **TED PINS, attorney in fact for PAUL J. LUEHRSEN** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **TED PINS, attorney in fact for SARALYN W. LUEHRSEN** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of October, 2009.

Notary Public

My Commission Expires:
9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN