PICK-UP

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
H. Clay Newsome and wife Lou Anne Newsome 702 A Bowling Avenue Nashville, Tennessee 37215	Same	Map: 117-01-0A Parcel: 005.00

Davidson County DEEDWARR
Recvd: 09/05/01 15:57 2pgs
Fees:13.00 Taxes:2331.00

20010905-0096213

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane C. Grams**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **H. Clay Newsome and wife Lou Anne Newsome** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being those certain premises comprising a portion of Bowling Square Condominium, said project having been established as a Horizontal Property Regime by Master Deed and By-Laws of record in Book 4724, page 753, as amended in Book 4932, page 150, Register's Office for Davidson County, Tennessee, said premises being more particularly described as follows:

Being Unit No. 1-A on the Plan of Bowling Square, as of record in Book 5200, page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane C. Grams by deed from Jenelle P. Flynt, unmarried of record in Book 9796, page 504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 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, as amended, and is subject to the provisions of and requirements thereof; also subject to easements, rights and interest 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 thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Bowling Square Condominium, of record in Book 4724, page 753, as amended in Book 4932, page 150, Register's Office for said County, and the By-Laws appended thereto.

2. Matters shown on the Plan of record in Book 5200, page 73, Register's Office for said County.

3. Easement Agreement for construction of a wall or fence as set out in Book 5189, page 483, Register's Office for said County, as corrected by Instrument of Correction of record in Book 5341, page 364, Register's Office for said County.

4. Rights of others in and to the common elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever.

And the Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of Sept 4, 2001.

Jane C. Grams

Jane C. Grams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jane C. Grams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 4th day of September, 2001.

Patty Welch

NOTARY PUBLIC

PATTY WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me this 5 day of September, 2001.

Notary Public

My commission expires: 7-30-05

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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