THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17594**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00 Affiant Subscribed and sworn to before me, this 4th day of DECEMBER, 2000. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Mr. Brett A. Oeser Ms. A. Nicole Wells 218 Harding Place Nashville, Tennessee 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 130-1 PAR 127 FB 07DZ 30374

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY BARRET A. GILLUM, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRETT A. OESER AND A. NICOLE WELLS, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Harding Place, Nashville, Tennessee 37205.

JOHN M. GILLUM, the spouse of MARY BARRET A. GILLUM, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said MARY BARRET A. GILLUM.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of DECEMBER, 2000.

MARY BARRET A. GILLUM

JOHN M. GILLUM

Davidson County DEEDWARR
Recvd: 12/04/00 13:23 2pgs
Fees:11.00 Taxes:1091.50

20001204-0118874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY BARRET A. GILLUM AND JOHN M. GILLUM, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of DECEMBER, 2000.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John M. Gillum and wife, Mary Barret A. Gillum by deed from John Atkins and wife, Dana Mayfield Atkins of record in Book 7839, page 721, said Register's Office. John M. Gillum has since conveyed his interest in said property to Mary Barrett A. Gillum by quitclaim deed of record in Book 11213, page 313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 421, page 94 and 95, said Register's Office.