FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Richard F. Beziat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 83

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-85

(AFFIX SEAL)

BOOK 6113 PAGE 849

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Beziat (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	24W-7635
2131 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	104-11-351
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22031 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IRMA GARNER MANNING and JO GARNER TADLOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD F. BEZIAT and wife, PAMELA T. BEZIAT

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 35 on the plan of St. Bernard Place, of record in Book 161, page 171, Register's Office for said County.

SAID Lot No. 35 fronts 50 feet on the southerly margin of Bernard Avenue and extends back 141.58 feet on the easterly line and 141.14 feet on the westerly line to an alley line in the rear, measuring 50 feet, more or less, thereon.

BEING the same property conveyed to Audrey Garner Goodloe, and Jesse and Bernice Gilbert by deed from Barbara M. Simpson Carson and husband, James Roy Carson of record in Book 4248, page 546, Register's Office for Davidson County, Tennessee.

THE said Jesse and Bernice Gilbert were husband and wife. The said Jesse Gilbert died on or about December 29, 1977. The said Bernice Gilbert died on or about May 13, 1978, unmarried and without children, either natural or adopted. Bernice Gilbert was the issue of the marriage between Lewis James Garner and Frances Merritt Garner, both of whom predeceased Bernice Gilbert. The only other children, natural or adopted, of the said Lewis James Garner and the said Frances Merritt Garner were Audrey Garner Goodloe, Joe Garner Tadlock and Irma Garner Manning.

Audrey Garner Goodloe died, unmarried, on or about September 9, 1982, and by devise under her Will which was entered in Will Book 140, page 664, Clerk's Office for the County Court for said County, devised her interest in said property to Jo Garner Tadlock. **

This is improved ( ) unimproved ( ) property, known as 2131 Bernard Avenue, Nashville, TN. 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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.

Witness our hand s this 9th day of August, 19 83

Irma Garner Manning

BY: Ray G. Manning
Ray G. Manning, Conservator

Jo Garner Tadlock

08/11 126.50

9908

STATE OF TENNESSEE
Davidson County

BOOK 6113 PAGE 850

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo Garner Tadlock

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of August 1983

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

IRMA GARNER MANNING

TO

RICHARD F. BEZIAT, et ux

IDENTIF. REFERENCE

H 6 4 2 4

Aug 11 10 41 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Return to: cg

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

** THIS instrument is executed on behalf of Irma Garner Manning by Ray G. Manning as Conservator pursuant to an Order which has been filed in the County Court Clerk's Office, Sumner County, TN, a certified copy of which is attached hereto and made a part hereof by this reference thereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray G. Manning with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Irma Garner Manning as Conservator as the free act and deed of the within named Irma Garner Manning.
Witness my hand and official seal at Nashville, TN. this the 9th day of August, 1983.

My Commission expires: 1-22-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

filed
8-2-83

IN THE COUNTY COURT OF SUMNER COUNTY, TENNESSEE

BOOK 6113 PAGE 851

IN RE:)
)
CONSERVATORSHIP ESTATE OF) No. 3-18
IRMA GARNER MANNING)

ORDER

Upon application of Ray G. Manning, Conservator of the Estate of Irma Garner Manning, it appearing that it would be in the overall best interest of the Ward to sell the Ward's one-sixth (1/6) undivided interest in a house and lot located at 2131 Bernard Avenue, Nashville, Davidson County, Tennessee, and to invest the proceeds of the sale in an appropriate investment which would produce more income for the Ward's Estate than is currently being earned by such minority fractional interest in said property,

It is, therefore, ORDERED, that the sale of the Ward's one-sixth (1/6) undivided interest in the above said property and the reinvestment of the net proceeds of the sale in an appropriate investment for the Ward's benefit is authorized and approved, the Conservator being authorized to join in the execution and delivery of an appropriate deed and to otherwise effectuate such sale and investment.

Enter this 3 day of August, 1983.

JUDGE

APPROVED FOR ENTRY:

GULLETT, SANFORD & ROBINSON

By
Jeffrey Mobley
230 Fourth Avenue North
P. O. Box 2757
Nashville, Tennessee 37219

STATE OF TENNESSEE, SUMNER COUNTY
I, the undersigned County Court Clerk, do hereby certify that this is a true and correct copy of the original instruments filed in this office.
Given under my hand and the seal of office this 3 day of August 1983.
Sumner County Court Clerk

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6113 PAGE 852

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 126.50-	
8998A08/11/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 4 2 4

IDENTIF. REFERENCE

AUG 11 10 41 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970537