PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/02/02 09:04 3pgs
Fees:18.00 Taxes:486.18
20020502-0053830

W & I Ref: ST Title No: 43304

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory S. Kyle 1901 Convent Place Nashville, Tennessee 37212	Union Planters Bank, N.A. 2019 Richard Jones Road, Suite 300 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 104-11-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$131,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evan Thompson Beziat, Marette Thompson Beziat and Michael David Beziat**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory S. Kyle** hereinafter called the **Grantee**, Grantee's 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 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 in the rear, measuring 50 feet, more or less.

Being the same property conveyed to Richard F. Beziat and wife, Pamela T. Beziat by deed from Irma Garner Manning and Jo Garner Tadlock of record in Book 6113, page 849, said Register's Office. The said Richard F. Beziat and Pamela T. Beziat have since divorced. By Quitclaim Deed of record in Book 9458, Page 835, said Register's Office, the said Richard Beziat conveyed his interest in subject property to Pamela Beziat. By Quitclaim Deed of record in Book 11266, Page 921, said Register's Office, Pamela L. Beziat, an unmarried person conveyed her interest in subject property ot Marette Thompson Beziat, Evan Thompson Beziat and Michael David Beziat, as to a one-twelfth (1/12th) undivided interest each. Said Quitclaim Deed is re-executed and rerecorded by instrument of record in Book 11331, Page 744, said Register's Office. By Quitclaim Deed of record in Doc. No. 20001205-0119318, said Register's Office, Pamela L. Beziat, an unmarried person, conveyed her interest in subject property to Marette Thompson Beziat, Evan Thompson Beziat and Michael David Beziat, as to a one-sixth (1/6th) undivided interest each.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002d subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 161 Page 171said Register's Office.

This instrument is executed on behalf of Marette Thompson Beziat and Michael David Beziat by Evan Thompson Beziat as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 2131 Bernard Ave., Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2002 .

Evan Thompson Beziat

Marette Thompson Beziat By: Evan Thompson Beziat, Atty-In-Fact

Michael David Beziat, By: Evan Thompson Beziat, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of April, 2002, before me the undersigned authority, personally appeared Evan Thompson Beziat , to me known or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 Evan Thompson Beziat, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Marette Thompson Beziat and Michael David Beziat , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $131,400.00

Affiant

Sworn and subscribed before me this 30th day of April, 2002

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Wldoc: Deed Wty 12/02

EXHIBIT "A"

To

Warranty Deed

FROM: Evan Thompson Beziat and Marette Thompson Beziat and Michael David Beziat

TO: Gregory S. Kyle

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Evan Thompson Beziat, Affiant

Sworn to and subscribed before me this

30th day of April, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004