Davidson County DEEDWARR
Recvd: 06/06/07 13:46 2 pgs
Fees:13.00 Taxes:924.63
20070606-0067901

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-0740013

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of May, 2007

Notary Public

MY COMMISSION EXPIRES: 7/28/07

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTON SANKO **MARY K. BURNETTE** **1212 CALVIN AVENUE** **NASHVILLE, TN 37206**	New Owner	**083-05-0-319.00**

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,

RUSSELL A. YTTRI, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTON SANKO and wife, MARY BURNETTE

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:

Being Lot No. 46 on the Plan of E.O. Beasley's Subdivision in East Nashville, Block "C" of record in Plan Book 2, page 66, Chancery Court for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Russell A. Yttri by Quitclaim Deed from Russell A. Yttri, unmarried and Erik S. Lillie, unmarried, dated 11-14-03 and recorded 11-18-03 in Instrument No. 20031118-0168179, and being the same property previously conveyed to Russell A. Yttri, unmarried and Erik S. Lillie, unmarried, by Warranty Deed from Janet L. Ryan, unmarried, dated 2-13-02 and recorded 2-20-02 in Instrument No. 20020220-0021829, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1212 CALVIN AVENUE, NASHVILLE, TN 37206**
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 hands this 31st day of May, 2007.

Russell A. Yttri by Cindy Evans, Attorney-in-Fact
RUSSELL A. YTTRI by Cindy Evans, Attorney-In-Fact

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book X 20070606-0067900 page _____, said Register's Office.

X Instrument Number

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 31st day of May, 2007.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____, 2007.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 31st day of May, 2007, before me personally appeared CINDY EVANS, to me known to be the person who executed the foregoing instrument on behalf of RUSSELL A. YTTRI, as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said RUSSELL A. YTTRI.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2007.

Commission Expires:_____ Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010