Ch Ott 2008050030

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle Ste. 102
Brentwood, TN 37027
Telephone: 615-661-8099 Fax: 615-661-8477
File No. 08-1709

Davidson County DEEDWARR
Recvd: 06/06/08 15:05 5 pgs
Fees:28.00 Taxes:777.00
20080606-0058485

Property Address: 935 Russell Street, Unit 106 #2, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **H.F. Coyle, Jr and wife, Sigred L. Coyle**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Melissa Yeska,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in **the City of nashville, County of Davidson**, State of Tennessee, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 on the plan of Russell Street Commons, of record in Book 6900, Page 13, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Book 6900, Page 13, Register's Office for Davidson County, Tennessee. Subject to Master Deed, Restrictions and By-Laws of record in Book 6928, Page 645, Book 6928, Page 675 and Book 6928, Page 697, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Aeby Construction Corporation, a Tennessee Corporation, dated August 20, 1986, and recorded August 25, 1986, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 6958, at Page 173.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 20th day of May, 2008.

H.F. Coyle, Jr {Seal}

Sigred L. Coyle {Seal}

STATE OF KY
CITY OF ~~Campbell~~ Ft. Thomas, COUNTY OF Campbell

On this the 20th day of May, 2008, before me the undersigned officer, personally appeared H.F. Coyle, Jr and Sigred L. Coyle, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

NOTARY PUBLIC STATE AT LARGE KY
KEITH HALLNER
Notary Public, State at Large
My Commission Expires Feb 4 2010

Notary Public

My Commission expires: 02/04/2010

Grantee's Name, Address, Phone:
Melissa Yeska
935 Russell Street, Unit 106 #2
Nashville, TN 37206

Map and Parcel No. 082-16-0B-106.00 CO

SEND TAX STATEMENTS TO:

Countrywide Bank, FSB
PO Box 10423
Van Nuys, CA 91410-0423

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 23rd day of May, 2008.

Notary Public
My Commission expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
CLG Title and Escrow Services, LLC, 1222 16th Avenue South, Suite 10, Nashville, TN 37212

Specific Power of Attorney

Know all men by these presents that **I, Melissa Yeska**, have made, constituted and appointed, and do by these presents make, constitute and appoint **Justin Thomas Scalise**, my true and lawful attorney to any actions necessary regarding the following described property:

SEE ATTACHED EXHIBIT A

Municipally known as: 935 Russell Street #2, Unit 106, Nashville, TN 37206

And for that purpose for me and in my name, place and stead, and for my use and benefit, as my act and deed, to do and execute any and all things necessary or desirable to effect the encumbering of the property, for loan purposes, including, but not in limitation thereof the following:

To procure a loan with which to finance the said property; to accept a deed of conveyance concerning said property; to execute a note evidencing said indebtedness and a security deed on forms acceptable to said Lender; to approve a closing statement, disclosure and loan disbursement statement; to execute any and all loan company forms required or necessary to effect the foregoing; to endorse checks, drafts or money orders evidencing said loan; and generally to execute and deliver all forms or documents executed and delivered in connection with the said property and in connection with the financing thereof

Giving and granting unto our said attorney full power and authority to do and perform all and every deed, act, matter and thing, whatsoever in and about the forgoing as fully and effectually to all intents and purposes as we might or could do in our own proper person if personally present, the above specifically enumerated powers being in aid and exemplification of the full, complete and general powers hereinabove granted, and not in limitation or definition thereof, and hereby ratify all that our said attorney shall lawfully do or cause to be done by virtue of these presents.

This power of attorney shall not be affected by our disability or incompetence, and shall remain in full force and effect until the closing of the transaction or until revoked by written instrument executed by us and recorded in the office of the Register of Deeds of the county in which the property is located.

We hereby declare that any act or thing lawfully done hereunder by said attorney shall be binding on me, my heirs, legal and personal representatives and assigns, whether the same shall have been done before or after our death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by said attorney and those persons relying upon his/her representations.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22ND day of May, 2008.

Melissa Yeska

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 **Melissa Yeska** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

Witness my hand and seal at office on the date first above written.

My Commission Expires:
01/24/09

Notary Public



EXHIBIT A
LEGAL DESCRIPTION

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 106 on the plan of Russell Street Commons (I), of record in Book 6300, Page 13, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.