State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $100,000.00

Affiant

Subscribed and sworn before me this the 18 day of July, 2005.

Notary Public My Commission Expires: 11-25-08

Return:
ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
~~Shannon~~ Blackman, Shanna	1717 Marsden Avenue	New owner
1717 Marsden Avenue	Nashville, TN 37216	
Nashville, TN 37216		

Map 72-12 Parcel 68

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTINA D. PETROSKI AND JOSEPH PETROSKI, MARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Shanna
~~SHANNON~~ **BLACKMAN, A SINGLE WOMAN**

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 153, and the easterly 8 feet of Lot No. 152 and the westerly 3.5 feet to Lot No. 154 on the Plan of Riverside Drive Subdivision, as of record in Book 974, page 60 & 61, Register's Office for Davidson County, Tennessee.

Said lot and parts of lots adjoin and front together 62.5 feet on the northerly side of Marsden Avenue and run back between parallel lines 150 feet, more or less, to a dead line.

Being the same property conveyed to Christina D. Pope from Jewell B. Lyle, unmarried by Warranty Deed of record in Book 10808, page 522, Register's Office for Davidson County, Tennessee.
Christina D. Pope and Christina D. Petroski being one and the same person
Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 974, page 60 & 61, Register's Office for said County.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for said County, Tennessee.

Joseph Petroski joins in the conveyance to convey any and all interest he may have in said Property including but not limited to his marital interest.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **18th day of July 2005.**

Christina D. Petroski

Joseph Petroski

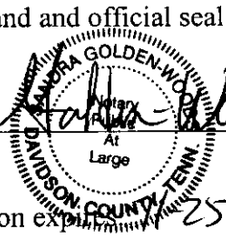
Davidson County DEEDWARR
Recvd: 08/01/05 10:52 2 pgs
Fees:13.00 Taxes:370.00
20050801-0089506

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State**, Christina D. Petroski and Joseph Petroski** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that **they** executed the within this instrument for the purposes contained.

Witness my hand and official seal this **18th day** of **July, 2005.**



Notary Public

My Commission expires 2-25-08