THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 172,000.00

Stephanie Aronica
Affiant

Subscribed and sworn to before me, this 24th day of March, 2000

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEPHANIE ARONICA 828 Inverness Avenue Nashville, Tennessee 37204	PENTAGON FEDERAL CREDIT UNION 1001 N. Fairfax Street Alexandria, Virginia 22314	MAP 118-2 PARCEL 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY TWO THOUSAND AND NO/100- ---------- ($ 172,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, RICHARD M. KLAUSNER AND KELLY KLAUSNER, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHANIE ARONICA, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7 and the easterly 15.0 feet of Lot No. 6 on the Plan of Inverness Subdivision of record in Book 843, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 and portion of Lot No. 6 front 70.0 feet on the northerly margin of Inverness Avenue and extends back 161.86 feet on the easterly line and 161.63 feet (erroneously referred to in vesting deed as 161.61 feet) on the westerly line to a dead line in the rear, measuring 70.0 feet thereon.

BEING the same property conveyed to Richard M. Klausner and wife, Kelly Klausner, by deed from Janet A. Ericksen and husband, David E. Ericksen, of record in Book 11069, page 494, Register's Office for Davidson County, Tennessee; the said Richard M. Klausner and Kelly Klausner having since divorced.

Instr:200003270030241 Page: 1 OF 2
REC'D FOR REC 03/27/2000 8:37:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $536.40

This is improved property known as 828 Inverness Avenue, Nashville, Tennessee 37204

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inverness Subdivision of record in Book 843, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of March, 2000.

Richard M. Klausner
RICHARD M. KLAUSNER

Kelly Klausner
KELLY KLAUSNER

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 RICHARD M. KLAUSNER AND KELLY KLAUSNER, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2000.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____.

_____
Notary Public

My Commission Expires: _____