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This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 142-16-B 9.00 CO
Field Book No. 090 80696

Instr:200006010054506 Page: 1 OF 2
REC'D FOR REC 06/01/2000 11:10:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $928.70

NAME/ADDRESS NEW OWNER:	SEND TAX BILLS TO:
DAVID B. KRAUSE	PROVIDENT FUNDING ASSOCIATES
233 ANDOVER WAY	1235 N. DUTTON AVE., SUITE A
NASHVILLE, TN 37221	SANTA ROSA, CA 95401

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN F. NIST, a married person and KIMBERLY HARRIZ, a single person, have bargained and sold and by these presents do transfer and convey unto DAVID B. KRAUSE and ~~wife~~, NORA B. KRAUSE, *their heirs and assigns forever, the following described property, to wit: *** HUSBAND AND WIFE**

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Arlington Green, Phase I, *of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal description. *** A PLANNED UNIT DEVELOPMENT**

Being the same property conveyed to John F. Nist and J. Kimberly Harriz by deed from Scott Michael Northcutt and wife, Ann Marie Northcutt, of record in Book 9552, page 378, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that said property is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2000 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 8945, page 132, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

BARBARA U. NIST, wife of JOHN F. NIST, joins in the execution of this instrument to convey all her right, title and interest she may have in said

property by virtue of her marriage to JOHN F. NIST.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 26th day of May, 2000.

John F. Nist
JOHN F. NIST

By: _____
Mark Hartzog, Atty-in-Fact,
of record in Instrument No.
_____

Barbara U. Nist
BARBARA U. NIST

By: _____
Mark Hartzog, Atty-in-Fact,
of record in Instrument No.
_____

Kimberly Harriz
KIMBERLY HARRIZ

By: _____
Mark Hartzog, Atty-in-Fact,
of record in Instrument No.
_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2000, before me personally appeared MARK HARTZOG, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of JOHN F. NIST and wife, BARBARA U. NIST and J. KIMBERLY HARRIZ, and who acknowledged that he executed the same as the free act and deed of the said JOHN F. NIST and wife, BARBARA U. NIST and J. KIMBERLY HARRIZ.

WITNESS my hand and seal, at office, on this 26th day of May, 2000.

My Commission Expires:
April 16, 2002

Michelle White
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $251,000.00.

David B. Krause
Affiant

Sworn to and subscribed before me on this the 26TH day of MAY, 2000.

My Commission Expires:
05/27/2001

Notary Public