39-B

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/17/01 14:52 2pgs
Fees:13.00 Taxes:817.70
20011217-0139117

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Andrew C. Ertl and wife, Sara G. Rodefeld 6725 Currywood Drive Nashville, TN 37205	Sunlust Mtg 901 Semmes Ave Richmond, VA 23224	115-06-0-026.00

WARRANTY DEED

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, **Henry J. Helmers and Laura S. (Jefferson) Helmers,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Andrew C. Ertl and Sara G. Rodefeld, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 40 on the Plan of West Meade Hills, Section 2, as of record in Book 3851, page 759, RODC, TN.
Said Lot No. 40 fronts 145 ft. on the southwesterly side of Currywood Drive and runs back 217.84 ft. on the southeasterly line and 385 ft. on the northwesterly line to a dead line, measuring 223 ft. thereon.

Being the same property conveyed to Henry J. Helmers and wife, Laura S. Jefferson, by deed from Norma Diane Robinette, of record in Book 7571, page 666, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. All matters of record in Book 3851, page 759, RODC, TN.

2. Subject to any and all building and zoning regulations of city, county and state.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as:

6725 Currywood Drive, Nashville, TN 37205.

WITNESS OUR HANDS THIS 14th DAY OF DECEMBER, 2001, IN NASHVILLE, TENNESSEE.

Henry J. Helmers
HENRY J. HELMERS

Laura S. Jefferson Helmers
LAURA S. JEFFERSON HELMERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Henry J. Helmers and Laura S. Jefferson Helmers, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of December, 2001.

Notary Public

My Commission Expires: 3/26/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $221,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 14th day of December, 2001, in Nashville, Tennessee.

Notary Public

My Commission Expires: 3/26/03