(3)

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December 2010.

Notary Public
My commission expires: 05-06-13

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100080203 DEEDWARR
Recvd: 12/21/10 11:47 2 pgs
Fees:13.00 Taxes:510.60
20101221-0101391

Address of New Owner:	Send Tax Bills to:	Tax Information
Roger Andrew Rust II 613 Continental Dr. Nashville TN 37209	Fifth Third Mortgage Co 5001 Kingsley Drive Cincinnati, OH 45227	10203005700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Frank R. Silva , a married man hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Roger Andrew Rust II and wife Bethany S. Rust hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1225 on the plan of Charlotte Park, Sec. 17, as of record at Book 3600, pages 21 and 22 Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Frank R. Silva and wife, Dixie B. Silva by deed dated April 19, 1990 from John R. Richardson and wife, Teresa A. Richardson. Dixie B. Silva having died on August 25, 2005 leaving Frank R. Silva as the surviving tenant by the entirety.

Donna Silva, joins in the execution of this instrument for the purposes of conveying her interest, marital or otherwise, in the above described property.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Charlotte Park of

record in Book 3600 Pages 21 and 22, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3641, page 150, Register's Office for Davidson County, Tennessee

This property is improved property known as 613 Continental Dr., Nashville, Tennessee 37209

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 17th day of December, 2010.

Frank R. Silva by Russell L. His attorney in fact
Frank R. Silva, by Russell L. Smith
His Attorney-in-fact

Donna Silva by Russell L. Her attorney in fact.
Donna Silva, by Russell L. Smith
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of December, 2010, before me personally appeared Russell L. Smith 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 Frank R. Silva and Donna Silva acknowledged that such person executed the same as the free act and deed of Frank R. Silva and Donna Silva.

Sheri Prow Parsons
Notary Public

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires January 23, 2012
FILE NO: 06673