RETURN TO.

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

M14973

Davidson County DEEDWARR
Recvd: 11/16/07 14:02 3 pgs
Fees:18.00 Taxes:915.75

20071116-0134684

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
521661 GAITSKILL
Joy Frisch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen M. Donais Aaron C. Newton	(NAME) SunTrust Mortgage Inc	155-08-0-A 015.00 CO
7017 Poplar Creek Trace	(STREET ADDRESS) PO Box 57028	
Nashville, TN 37221	(CITY) (STATE) (ZIP) Irvine, CA 92619	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Francis Clay Gaitskill and Amanda Elaine Key n/k/a Amanda Key Gaitskill, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said *Kathleen M. Donais and Aaron C Newton, wife and husband the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*Kathleen

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value whichever is greater for this transfer is $ 247,500.00

Affiant

Subscribed and sworn to before me this the 9 day of NOvember, 2007

Notary Public Sanja L. Arbogast

My commission expires:

SANJA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
(Affix Seal)
DAVIDSON COUNTY TENN.

This is unimproved property known as 7017 Poplar Creek Trace, Nashville, TN 37221

My Commission Expires MAR. 21, 2009

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 12th day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Francis Clay Gaitskill

Amanda Elaine Key n/k/a Amanda Key Gaitskill

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, Samuel R. Saunders, a Notary Public in and for said County and State, Francis Clay Gaitskill, the within named bargainor Married to Amanda Elaine Key (fill in Alk/a Amanda Key Gaitskill marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2007.

Notary Public

(This area for official notarial seal)

SAMUEL R. SAUNDERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11/21/2010

STATE OF
COUNTY OF

Personally appeared before me, Samuel R. Saunders, a Notary Public in and for said County and State, Amanda Elaine Key n/k/a Amanda Key Gaitskill, the within named bargainor Married to Francis Clay Gaitskill (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2007.

Notary Public

(This area for official notarial seal)

SAMUEL R. SAUNDERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11/21/2010

Exhibit "A"

Lot 15, Plan of Subdivision for Phase 1 of Poplar Creek Estates, as shown by plat of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Francis Clay Gaitskill and Amanda Elaine Key, both unmarried, by Warranty Deed from William D. Haggard, IV, married, dated 09/30/04, recorded, 10/06/04, in Instrument No. 20041006-0120576, in the Register's Office of Davidson County, Tennessee.