PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200005080046142 Page: 1 OF 2
REC'D FOR REC 05/08/2000 11:09:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $391.83

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **April, 2000** between **REBECCA W. HOFSTETTER** , GRANTOR, and **DOROTHY M. MCMILLAN, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 43, on the Plan of Revised Bell Forge Village III, Section Five, as shown on plat of record in Plat Book 6900, page 632, amended by Book 7524, page 552, and Book 7809, page 936, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Rebecca W. Hofstetter, by Quitclaim Deed from George Webb and wife, Nelda M. Webb, of record in Book 10338, page 187, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000. which have been prorated and assumed by the Grantee (s); all matters appearing in the Plat of record in Plat Book 6900, page 287, as amended in Book 6900, page 628 and rerecorded in Book 6900, page 632; Restrictive Covenants of record in Book 6040, page 538, Book 7224, page 209, as amended in Book 6651, page 207; By-Laws of record in Book 6040, page 576, as amended in Book 6306, page 644; Surveyors Certificate of Correction of record in Book 7524, page 552; Sewers Line of record in Book 6859, page 672; Amendment to Recorded Plan of record in Book 7809, page 936, said Register's Office.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Rebecca W. Hofstetter
REBECCA W. HOFSTETTER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **REBECCA W. HOFSTETTER** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **April, 2000.**

Notary Public

My Commission Expires: 3/27/04

Name and Address of Property Owner:

DOROTHY M. MCMILLAN
801 ~~BAZER~~ LANE BEAZER DM
ANTIOCH, TN 37013

Property Address:
BEAZER DM
801 ~~BAZER~~ LANE
ANTIOCH, TN 37013

Person Responsible for Taxes:

Associates First Capital Mortgage Corp.
105 Decker Dr.
Irvin, TX 75062-2211

Parcel #: 163-11, 43

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$105,900.00** which amount is equal to, or ~~greater~~ than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **April, 2000.**

Notary Public

My Commission Expires: 3/27/04

RETURN TO:

BALDWIN LAND TITLE, PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113