This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:
TITLE ESCROW
1281 G NORTH MT. JULIET RD
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 11/07/03 09:15 2pgs
Fees:13.00 Taxes:478.41

20031107-0163568

STATE OF TENNESSEE)
COUNTY OF Wilson)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 129,300.00**
amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Zachary L. Nixon
Affiant

Subscribed and sworn to before me this the 31STday **of October, 2003**
Notary Public

Louise N. Turpin
NOTARY PUBLIC
Commission Expiration: 3/11/06

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
ZACHARY L. NIXON, A SINGLE PERSON	WILSON BANK AND TRUST 623 WEST MAIN ST. LEBANON, TN 37087	3901 CALUMET DRIVE ANTIOCH, TN 37013
		PROPERTY ADDRESS: 3901 CALUMET DRIVE ANTIOCH, TN 37013

MAP PARCEL NUMBER 150-14-A-74CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **KATHLEEN W. DIVINE (AKA KATHLEEN D. DUPILKA, TRUSTEE OF THE KATHLEEN W. DIVINE REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 4, 2002** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **ZACHARY L. NIXON, A SINGLE PERSON** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF CALUMET PHASE 5 OF RECORD IN PLAT BOOK 9700, PAGE 450, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO LEONARD J. DUPILKA, JR. AND WIFE, KATHLEEN D. DUPILKA BY DEED DATED APRIL 1, 1998 OF RECORD IN DEED BOOK 10880, PAGE 737, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KATHLEEN D. DUPILKA AND KATHLEEN W. DIVINE ARE ONE AND THE SAME.

k:\atty4\capital\wise\warranty.deed

PROPERTY WAS FURTHER CONVEYED TO AND NOW VESTED IN KATHLEEN W. DIVINE (A/KA KATHLEEN D. DUPILKA) TRUSTEE OF THE KATHLEEN W. DIVINE REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 4, 2002 BY QUITCLAIM DEED OF LEONARD J. DUPILKA, JR. AND WIFE, KATHLEEN D. DUPILKA RECORDED MARCH 13, 2002 IN INSTRUMENT NO. 20020313-0031924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as: 3901 CALUMET DRIVE, ANTIOCH, TN 37013

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 30TH day of October, 2003

KATHLEEN W. DIVINE, TRUSTEE

LEONARD J. DUPILKA, JR.

LEONARD J. DUPILKA, JR., HUSBAND OF KATHLEEN W. DIVINE (AKA KATHLEEN D. DUPILKA) JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO KATHLEEN W. DIVINE.

STATE OF ILLINOIS)
) SS
COUNTY OF ST. CLAIR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHLEEN W. DIVINE (AKA KATHLEEN D. DUPILKA) and Leonard J. DuPilka, Jr.** whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th **day of October, 2003**

OFFICIAL SEAL
MARGO A. ALDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-13-2005

Margo A. Alderson
Notary Public

My Commission Expires: 6-13-2005

k:\atty4\capital\wise\warranty.deed