BOOK 10482 PG 48

59-B

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
George Mark McGee, et ux	American Mortgage Source	Map 24
4832 Brick Church Pike	2 International Drive, Suite 106	Parcel 12
Goodlettsville, TN 37072	Nashville, TN 37217	Field Book 10D1590

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT VINCENT ZOPPEL and wife, NINI KAY ZOPPEL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GEORGE MARK McGEE and wife, JACQUE McGEE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 10th Civil District, Davidson County, Tennessee, being the southerly part of the Tract No. 2 on the Map showing a partition of the J.W. Phelan Tract, described as follows:

BEGINNING at a spike in the center line of Brick Church Pike at the southeasterly corner of the property conveyed to Lee Roy Taylor, of record in Book 4634, page 990, said Register's Office; thence, with the center line of said Pike, southwestwardly 180 feet to a spike at the northeasterly corner of the property conveyed to Georgia P. Boyce, of record in Book 1308, page 463, said Register's Office; thence, leaving the center line of said Pike with Boyce's northeasterly line, N 51 deg. 45' West 2100 feet to a point in the easterly line of the property conveyed to Milton J. Woodard, of record in Book 3221, page 91, said Register's Office; thence, with Woodard's easterly line passing his northeasterly corner and continuing with the easterly line of the property conveyed to Albert Powell, Trustee, of record in Book 5025, page 280, said Register's Office, North 3 deg. 30' East 210.5 feet to the southwesterly corner of Taylor's property; thence, with Taylor's southwesterly line, South 52 deg. 25' East 2220 feet (erroneously referred to in prior deed as South 52 deg. 25' West) to point of beginning, containing 8.9 acres, more or less.

BEING the same property conveyed to Robert Vincent Zoppel and wife, Nini Kay Zoppel, by deed from Clifford Stalvey and wife, Gracie Marie Stalvey, of record in Book 5698, page 148, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The said property is improved property located at 4832 Brick Church Pike, Goodlettsville, TN 37072.

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, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and which will be paid, in full, by the GRANTEES, when due..

2. All other matters apparent and of record.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Homer R. Ayers, Trustee/Exchangor, joins in this Deed, to convey any and all right, title or interest which he may have in the said property, by virtue of the Assignment contained in the Contract between the parties for the purpose of effecting a like-kind exchange under Section 1031 of the Internal Revenue Code.

WITNESS our hands on the day and date acknowledged below, the date of the last acknowledgement being the effective date of this Deed.

"GRANTORS"

ROBERT VINCENT ZOPPEL

NINI KAY ZOPPEL

"GRANTEES"

GEORGE MARK McGEE

JACQUE McGEE

"TRUSTEE/EXCHANGOR"

HOMER R. AYERS, Attorney

STATE OF PENNSYLVANIA }
COUNTY OF BERKS }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT VINCENT ZOPPEL and wife, NINI KAY ZOPPEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of MAY, 1997.

NOTARIAL SEAL
KAREN A. BEDNAR, Notary Public
Wyomissing, Berks County, PA
My Commission Expires 6-27-99

NOTARY PUBLIC

My Commission Expires:

KAREN A. BEDNAR NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA BERKS COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE MARK McGEE and wife, JACQUE McGEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28 day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 2-18-01

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, 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 the 16th day of May, 1997.

Diana C. Frey
NOTARY PUBLIC

My Commission Expires: _____

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES:
JULY 26, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

George Mark McGee
Affiant

Sworn to and subscribed before me, this the 28 day of May, 1997.

Kimberly R. Parker
NOTARY PUBLIC

My Commission Expires: 2-18-01

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

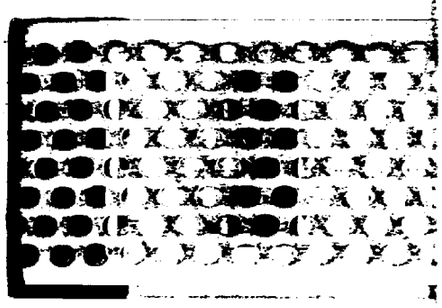
0312601

IDENTIF. & REFERENCE

97 JUN -5 PM 12:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9419 06/05 0101 03CHECK 601.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10482 PG 51

RECEIVED OF _____

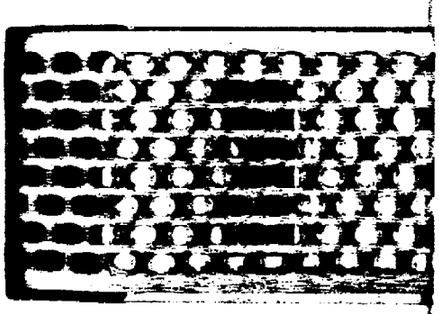
FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	159000.00
CON TX	588.30
PRFEE	1.00
WDEED	12.00
TOTAL	601.30
CHECK	601.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9419



03'2601

IDENTIF. ↑ REFERENCE

97 JUN -5 PM 12:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159339