WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand by WLAC-TV, INC., and other good and valuable considerations, all of which is acknowledged by A. G. BEAMAN and T. B. BAKER, JR., trading and doing business as CAPITOL BROADCASTING COMPANY, we have bargained and sold and by these presents to transfer and convey unto the said WLAC-TV, INC., its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of what was formerly known as the F.M. Green tract of 108-1/8 acres, more or less, described according to a survey made by James A.Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the northeast corner of the property conveyed to Walter E. Gasser by deed from James M. Shaw, of record in book 1077, page 423, Register's Office for said County, said point being in the western boundary line of lot No. 4 on the plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, said Register's Office; thence with the northern boundary line of said Gasser property south 64° 57' 40" west 123.42 feet; thence north 44° 18' 40" east 88.18 feet; thence north 15° 41' 20" west 771.13 feet; thence north 74° 18' 40" east 50 feet to a point on the eastern boundary line of the property conveyed to J. W. Williams by deed from R.A. Taylor andwife, of record in book 2139, page 431, said Register's Office; thence with the western boundary line of said Williams' property south 12° 40' 20" east 446.25 feet to a fence post corner, being the northwest corner of said Hodges' property and the southwest corner of said Williams' property; thence with the western boundary line of said Hodges' property south 18° 50' 50" east 354.34 feet to the beginning, containing 0.719 of an acre.

Being the same property conveyed by C. F. Thomason et ux to A. G. Beaman et al, etc., of record in Book 2249, Page 607, R.O.D.C., Temessee.

Tract No. 2:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee, being part of Lot No.