This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Samuel J. Simon and

Sally W. Simon

TO

Crawford Radio Enterprises, Inc.

For draftsman's use

This instrument prepared by:
Harry Seligman
1704 Parkway Towers
Nashville, Tenn.

BOOK 4449 PAGE 886

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crawford Radio Enterprises, Inc. (NAME)	New Owner (NAME)	Map 69-62
Suite 400 Commerce Union Bank Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 13D 3200
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

OCT 5 12 22 PM '70

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 59,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2nd~~ 5th DAY OF October 19 70.

Notary Public

~~MY COMMISSION EXPIRES:~~ July 22, 1971

(AFFIX SEAL)

A92053

For and in Consideration of the sum of FIFTY NINE THOUSAND and 00/00 ($59,000.00)

DOLLARS

OCT-5[illegible]	CONV	59,000.00			
OCT-5[illegible]	S'TAX		A*	153.40	
OCT-5[illegible]	PR'FEE		A*	.50	
OCT-5[illegible]	W'OFED		A*	6.00	* 159.90

Samuel J. Simon and wife, Sally W. Simon have bargained and sold, and by these presents do transfer and convey unto the said

Crawford Radio Enterprises, Inc.

its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being part of Lot No. 3 on the plan of

W. D. Simpkins, deceased, lands, as of record in Minute Book "L", page 476, County Court of said County, described according to a survey made by Michael V. Holmes, dated September 29, 1970, as follows:

Beginning at an iron pin in the margin of Hydes Ferry Pike, said point being the Northeast corner of the J. Charles Smith property and the west margin of a 10 ft. road, thence with the southern margin of Hydes Ferry Pike South 86°45' East 10 feet to an iron pin; thence leaving said Pike running with the Easterly margin of a 10 ft. road South 3°15' West 306 feet to an iron pin; thence South 37°00' East 73 feet to an iron pin; said point being the northern extreme of a 3 tower radio broadcasting facility, said towers being on a bearing of South 37°00' East; thence with a curve on an Easterly direction having a radius of 158 feet and a length of 248.19 feet to a point, thence South 37°oo' East 314.75 feet, to a point, thence with a curve to the right with a radius of 158 feet and a length of 248.19 feet to an iron pin being the Southern extreme of a 3 tower radio broadcasting facility, thence South 53°00' West 158 feet to an iron pin; thence North 86°37'30" West 601.54 feet to an iron pin in a fence line being the westerly boundary of the Samuel J. Simon property and the easterly boundary of the J. Charles Smith property. Thence following the common boundary of the J. Charles Smith and Samuel J. Simon property North 8°57' East 400 feet with a fence line to an iron pin in a fence corner; thence South 83°50'30" East 218 feet to an iron pin in a fence corner; thence with the common boundary of the Smith and Simon property North 3°15' East 556.93 feet to an iron pin at the beginning. Total area 8.12 acres. Being part of the same property conveyed to Samuel J. Simon by J. Charles Smith, and wife Emma Lula Smith, by deed recorded in Book 3343, page 164, Registers Office for Davidson County.

Grantors expressly retain unto themselves, their heirs and assigns, a permanent easement, 10 feet in width, location of which easement is to be agreed upon by and between the Grantor and Grantee, their heirs or assigns, for ingress and egress over, across and upon the land herein conveyed, such easement to extend from the southerly margin of Hydes Ferry Road to the remaining lands of the grantors so as to provide access to said Hydes Ferry Road to and from the lands of Grantors remaining to them after the within conveyance, provided that such easement shall not interfere with the improvements presently existing on the said land herein conveyed.

By an unrecorded instrument it was once considered that a portion of the land herein conveyed would be transferred to a trust known as Hydes Ferry Fund, but no delivery of said conveyance was made and no title passed pursuant to said proposal. However, in order that there shall remain no cloud upon the title to the land herein conveyed, We, Samuel J. Simon and Sally W. Simon, Trustees of Hydes Ferry Fund, having full power to convey under said trust, have joined in the execution of this conveyance and by these presents do hereby quit claim, transfer and convey all our right, title and interest in said land, if any we may have, to the within named Grantees, their heirs and assigns.

Form No. WD3a

BOOK 4449 PAGE 888

~~Unimproved~~ ( )
This is improved (X) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Crawford Radio Enterprises, Inc. its heirs and assigns, forever.

And we do covenant with the said Crawford Radio Enterprises, Inc. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Samuel J. Simon and wife, Sally W. Simon do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Crawford Radio Enterprises, Inc. its heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 2nd day of October, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Samuel J. Simon
Individually and as Trustee

Sally W. Simon
Individually and as Trustee

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 4449 PAGE 889

Personally appeared before me, Harold Seligman, a Notary Public in and for said County and State, the within named Samuel J. Simon, Sally W. Simon

the bargainors, with 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 at Nashville, Tennessee, this 2nd day of October, 1970

Harold Seligman, Notary Public

Commission Expires July 22, 1971

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19.

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19.

, Notary Public.

Commission expires