BOOK 4524 PAGE 781

WARRANTY DEED—Form 14. This instrument Prepared By [illegible]

Map. 68
Par. 44 pw

THIS INDENTURE, made this 23 day of July, 1971 A. D., 19 , between Mooney-WMAK, Inc., 311 Church Street, Nashville, Tennessee

of in the State of Tennessee

of the first part, and Mooney Broadcasting Corporation, 6th Floor-Hamilton Bank Building, Knoxville, Tennessee

of Knox County, Tennessee, the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of $1.00 and other good and valuable consideration

to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

and to secure the payment of said note a specific lien is hereby retained on the property hereconveyed,

has granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey unto the said party of the second part, the following described premises, to wit, situated in District No. 23 of Davidson---------- County, Tennessee

BEGINNING at a point in the center of the Hydes Ferry Pike at the northwest corner of the 30 acre tract of land conveyed to Francis Howington by J. W. Howington, by deed of record in Book 86, page 610, Register's Office for said County; thence with the center of said Pike, north 79 1/2° west 35 poles; thence north 82 1/4° west 8 1/2 poles to a point opposite an old honey locust; thence north 82 1/2° west 46.66 poles, thence 70 3/4° west 3 poles to the northeast corner of the 40 acre tract of land conveyed to Edna Warren by J. W. Howington by deed of record in Book 86, page 604, said Register's Office; thence with the eastern boundary line of said tract in a southwesterly direction 50 poles, more or less, to a stake; thence in a southeasterly direction 30 poles, more or less, to a point on the north bank of the Cumberland River, being said Warren's southwest corner; thence with said River, north 86° east 6 poles to a stake, thence south 85° east 52 poles to a black locust pointer, thence south 77 1/4° east 24 poles; thence south 71 1/4° east 16.2 poles to a point at the southwest corner of the 30 acre tract above referred to; thence with the west boundary line of same, north 3 3/4° west 83 poles, more or less, to the point of beginning, containing 46.22 acres, more or less.

Specifically excluded from the above is the 3.78 acres conveyed to the Tennessee Central Railroad by warranty deed from WMAK, Inc., recorded in Book 4024, page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rufus W. Pafford and wife, Margaret S. Pafford, by deed from Samuel H. Dillard and wife, of record in Book 1132, page 582, said Register's Office, the said Margaret S. Pafford having since died.

And further being the same property conveyed to Volunteer State Broadcasting Company, Inc., by deed from Rufus W. Pafford and wife, Nina S. Pafford. of record in Book 2336, page 137, Register's Office for said County.

Excluding all that certain tract or parcel of land in the Thirteenth (13th), formerly the Twenty-third (23rd) Civil District of Davidson County, Tennessee, more particularly bounded and described as follows, to-wit: BOOK 4521 PAGE 782

BEGINNING at a point common to the northeasterly corner of the property of Lin-Medallion Picture Corporation (formerly WCMI Radio, Inc.), Grantor herein, and the southerly right-of-way line of Tennessee Central Railway Company, Grantee herein, said southerly right-of-way line being fifty (50) feet south of and measured at right angles to Tennessee Central Railway Company's main line to Hopkinsville Kentucky: thence in a westerly direction along said southerly right-of-way line North 82° 38' West, a distance of three hundred thirty seven (337) feet to a point thence in a southeasterly direction South 18° 02' East, a distance of eight hundred fifty-one and ninety-eight one hundredths (851.98) feet, more or less, to a point in the common property line of Lin-Medallion Picture Corporation (formerly WCMI Radio, Inc.) and J. S. Edney; thence in a northerly diredtion with said common property line of Lin-Medallion Picture Corporation (formerly WCMI Radio, Inc.) and J. S. Edney, a distance of seven hundred and fifteen one hundredths (770.15) feet, more or less, to the point at the place of beginning, containing three (3) acres, more or less.

The record owner of the above real estate is WMAK, Inc., now known as Lin-Medallion Picture Corporation, of record in Book 4024, page 790, register's office for Davidson County, Tennessee.

For further and more complete description and for Title, reference is here made to the following Deeds of Record in the Register's Office in and for said County and State, in Deed Book

Vol. , Page , Book , Vol. , Page , Book ,

Vol. , Page ;

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said party of the second part, its heirs and assigns forever.

And the said party of the first part for itself and for its Heirs, Executors and Administrators does hereby covenant with the said party of the second part its heirs and assigns that it is lawfully seized in fee simple of the premises above conveyed and full power, authority and right to convey the same, that said premises are free from all incumbrances

and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

MOONEY-WMAK, INC.

_____ **(L. S.)**

_____ _____ **(L. S.)**

_____ _____ **(L. S.)**

_____ _____ **(L. S.)**

STATE OF TENNESSEE,
County of _____ } ss.

Personally appeared before me, _____, a Notary Public of said County and State, the within named bargainor _____

_____

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

Witness my hand and official seal at office this _____ day of _____ A. D. 19 ____

My Commission Expires _____ _____ Notary Public.

STATE OF TENNESSEE,
County of _____ } ss.

Personally appeared before me, _____, a Notary Public of said County and State, the within named bargainor _____

_____

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

Witness my hand and official seal at office this _____ day of _____ A. D. 19 ____

My Commission Expires _____ _____ Notary Public.

STATE OF TENNESSEE
COUNTY OF KNOX

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $20,000, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

George P. Mooney Sec.

Subscribed and sworn to before me this 23 day of July 1974

My Commission Expires 4-23-74 Notary Public.

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, Doman B. Jackson a Notary Public in and for the County and State aforesaid, personally appeared George P. Mooney with whom I am personally acquainted and who upon oath acknowledged himself to the the President of Mooney-W.M.A.K. Inc., the within named bargainor, a corporation and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and affixing thereto the corporate seal.

Witness my hand and official seal at office this 23 day of July 1971.
My commission expires: 4-23-74

Doman B. Jack
Notary Public

WARRANTY DEED

B 2 4 9 9 6

IDENTIF. REFERENCE

JUL 30 12 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REGISTER'S OFFICE,
State of Tennessee, ss.
County of

Received for record the ____ day of
____ A. D. Nineteen Hundred
and ____ at ____ o'clock ____M.
Noted in Note Book ____ Page ____ and
Recorded in Book of Deeds ____
Vol. ____ Page ____
Witness my hand.
Fee Paid ____
____ Register

State Tax, ____ $____
County Tax, ____ ____
Clerk's Fee, ____ ____
Total, ____ $____

JUL 30	CONV	20,000.00			
JUL 30	S'TAX		A*	52.00	
JUL 30	FEE		A*	.50	
JUL 30	DEED		A*	8.00	* 60.50