Paid -7

THIS INSTRUMENT WAS PREPARED BY M. NORRIS JENKINS, ATTORNEY, HARDING PROFESSIONAL BLDG., 4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

BOOK 4845 PAGE 421

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Clive Anderson, Jr. (NAME)	Same (NAME)	29 -265
1305 Eighth Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

and other good and valuable considerations

AUG 21 ☆ CONV *2,500.00
AUG 21 ☆ S'TAX A* 6.50
AUG 21 ☆ PR'FEE A* .50
AUG 21 ☆ W'DEED A* 6.00 * 13.00

Mid-Continent Television Corporation, a Missouri Corporation

have bargained and sold, and by these presents do transfer and convey unto the said Edward Clive Anderson, Jr. and Wife, Mary J. Anderson

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

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Alley & Brown, Engineers, dated April 4, 1969, as described as follows:

Tract I: Beginning at a point in the northerly margin of a 50 foot easement; said easement being recorded in Book 4276, Page 581, R.O.D.C., and said point being a common corner in the most easterly margin of the Clive Anderson, Sr., et al property; thence South 66° 15' West, 51.0 feet along the northerly margin of said easement to a point; thence north 31° 30' West, 460.98 feet to a point; thence North 84° 05' West, 60.0 feet to a point on a curve having a radius of 1217.0 feet; thence along said curve to the right, a distance of 1368.92 feet to a point; thence North 85° 05' West, 185.0 feet to a point; thence North 4° 55' East, 50.0 feet to a point; thence South 86° 05' East, 50.0 feet to a point, said point being a common corner of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 85° 05' East, 984.78 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence North 78° 55' East, 344.20 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 84° 05' East, 202.16 feet to a point, said point being on the common margin of John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 31° 30' East, 488.88 feet to the point of beginning containing 6.097 acres more or less.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of August, 1974

Notary Public

My commission expires: October 13, 1974
(Affix Seal)

Tract II: Beginning at a point in the northwest corner of the John B. Aita and wife property, said point being a common corner with the most northeasterly corner of the Clive Anderson, Sr., et al property; thence South 3° 55' West, 2249.94 feet along a common line between the John B. Aita, et ux property and the Clive Anderson, Sr., et al property to a point, said point being in the southwest corner of the John B. Aita, et ux property; thence North 86° 05' West, 511.50 feet to a point, said point being on the westerly margin of the Clive Anderson, Sr., et al property; thence North 3°55' East, 2249.94 feet along the westerly margin of the Clive Anderson, Sr., et al property to a point, said point being in the northwest corner of the herein described tract of land; thence South 86° 05' East, 511.50 feet to the point of beginning, said tract containing 26.42 acres more or less.

The grantors hereby grant unto the grantees, its successors and assigns, the right of egress and ingress over a portion of a private road owned by said grantors, described as follows: Being a 50 foot easement for purposes of ingress and egress, said easement having previously been recorded in book 4276, page 581, R.O.D.C.: Beginning at a point in the westerly margin of Eaton's Creek Road, said point being South 6° 30' East, 84 feet as measured along the westerly margin of Eaton's Creek Road from the northeasterly corner of property conveyed to Olive E. Conchin by deed from J. C. Carrington, et ux as recorded in Book 4243, page 691, R.O.D.C.: thence South 58° 30' West, 645.0 Feet to a point; thence North 85° 00' West, 345.0 feet to a point; thence South 66° 15' West, 38.0 feet to a point; thence North 31° 30' West, 54.0 feet to a point; thence North 66° 15' East, 51.0 feet to a point, said point being a common corner on the most easterly margin of the Clive Anderson, Sr., et al property; thence South 85° 00' East, 351.10 feet to a point; thence North 58° 30' East, 640.4 feet to a point on the westerly margin of Eaton's Creek Road; thence South 6° 30' East, 55.0 feet along said margin to the point of beginning. Said right shall run with the land and be binding on all present and future owners.

Being the same property conveyed to Mid-Continent Television Corporation from Edward Clive Anderson, Sr., and wife Ruby Hill Anderson, Edward Clive Anderson, Jr., and wife Mary J. Anderson, J. Carl Vance, and wife Kathryn L. Vance, and Fred Walker, of record in Book 4331, Page 729, Registrar's Office of Davidson County, Tennessee.

This is unimproved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward Clive Anderson, Jr., and wife, Mary J. Anderson their *heirs and assigns, forever.*

And I *do covenant with the said* Edward Clive Anderson, Jr., and wife, Mary J. Anderson *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Mid-Continent Television Corporation *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edward Clive Anderson, Jr. and wife, Mary J. Anderson *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MID-CONTINENT TELEVISION CORPORATION (SEAL)

MID-CONTINENT TELEVISION CORPORATION

BY: [signature]

Vice President

ATTEST:

[signature]

Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1845 PAGE 423

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

IDENTIF. REFERENCE
AUG 21 11 42 AM '74
FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

C 6 7 9 8 3

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF ~~DAVIDSON~~ LIVINGSTON

Before me, Marilyn Altenderfer, *a Notary Public of the State and County aforesaid, personally appeared* M. W. Crabtree, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* MID-CONTINENT TELEVISION CORPORATION, *the within named bargainor, a corporation, and that* he *as such* Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President.

Witness my hand and seal, at office in Chillicothe, Missouri,
this 5th *day of* August, *19*74.

Marilyn Altenderfer
Notary Public

MARILYN ALTENDERFER NOTARY PUBLIC LIVINGSTON COUNTY

Commission Expires October 13, 1974.