THIS INSTRUMENT PREPARED BY:
W. Ovid Collins, Jr.
Cornelius, Collins, Higgins & White
18th Flr., Third National Bank Building
Nashville, Tennessee 37219

BOOK 4975 PAGE 498

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Channel Two Television Company Post Office Box 2222 Houston, Texas 77001	SAME	Map 93-1 Par. 41 Map 93-2 Par. 1

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash and other valuable considerations to them in hand paid by Channel Two Television Company, the receipt of all of which is hereby acknowledged, LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation, T. B. BAKER, JR. and A. G. BEAMAN have bargained and sold, and by these presents do transfer and convey unto CHANNEL TWO TELEVISION COMPANY, a Texas corporation, its successors and assigns, certain tracts or parcels of land in Nashville, Davidson County, Tennessee,

described as follows, to wit:

Being two parcels of land in the First Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Lot 1

Being part of Lot "Dd" on the Resubdivision of Parcel "Db" of the Capitol Hill Redevelopment project, as of record in Book 3106, Page 46, R.O.D.C.;

Beginning at a point in the northerly margin of James Robertson Parkway at the common corner of Parcels "Db" and "Dd" shown on the plan in Book 3106, Page 46, and being the southwest corner of the property conveyed to the Executive Committee of the Southern Baptist Convention by deed, of record in Book 3278, Page 436, R.O.D.C.;

Thence, with the margin of said James Robertson Parkway along a curve to the left, westerly 134.81 feet to the southeast corner of the property conveyed to R. L. Freeman, Trustee, of record in Book 4684, Page 271, R.O.D.C., said curve having a radius of 703.00 feet, a central angle of 10° 59.2' and a chord of N 76° 31' 51.5" W, 134.60 feet;

Thence, leaving said James Robertson Parkway with the east line of the property conveyed to said R. L. Freeman, Trustee, N 11° 30' 10" W, 225.41 feet to the south right-of-way of the Louisville and Nashville Railroad;

Thence, with said south right-of-way N 78° 22' E, 183.98 feet to the westerly margin of Fourth Avenue North;

Thence, with said margin of Fourth Avenue North, S 27° 16' E, 38.22 feet to a point;

Thence, continuing with said Fourth Avenue with a curve to the left 76.78 feet to the northwest corner of the property conveyed to said Southern Baptist Convention, said curve having a radius of 180.00 feet, a central angle of 24° 26' 23" and a chord of S 39° 29' 11.5" E, 76.20 feet;

Thence, with the westerly line of Southern Baptist Convention, S 19° 41' 12" W, 208.74 feet to the point of beginning.

Containing 1.12 acres, more or less.

Lot 2

Being the westerly portion of Parcel "D-1b" on the Resubdivision of Parcel "D-1" of the Capitol Hill Redevelopment project, as of record in Book 3106, Page 9, R.O.D.C.;

Beginning at a point in the northerly margin of Fourth Avenue North at the common corner of the easterly part of Parcel "D-1b" and the westerly part of Parcel "D-1b", being the southwest corner of the property conveyed to Credit Bureau of Nashville by deed, of record in Book 3221, Page 412, R.O.D.C.;

Thence, with said margin of Fourth Avenue North, N 82° 13' W, 31.53 feet to a point;

Thence, continuing with said margin along a curve to the right 115.09 feet to a point, said curve having a radius of 120.00 feet, a central angle of 54° 57' and a tangent distance of 62.40 feet;

Thence, continuing with said margin, N 27° 16' W, 5.3 feet to a point;

Thence, N 43° 57' W, 18.39 feet to the south right-of-way of the Louisville and Nashville Railroad;

Thence, leaving said Fourth Avenue North with said margin of Railroad, N 84° 20' E, 140.33 feet to a point;

Thence, N 62° 24' E, 13.22 feet to the northwest corner of the property conveyed to said Credit Bureau of Nashville;

Thence, leaving said margin of Railroad with the west line of said Credit Bureau, S 7° 47' W, 107.08 feet to the point of beginning.

Containing 0.23 acre, more or less.

Being the same property in which a one-fourth undivided interest was conveyed to A. G. Beaman by deed from the Nashville Housing Authority, of record in Book 4002, Page 901; and a one-fourth undivided interest was conveyed to T. B. Baker, Jr. by deed from the Nashville Housing Authority, of record in Book 4002, Page 907; and a one-half undivided interest was conveyed to Life Insurance Company of Tennessee (which corporation's name was changed to Life & Casualty Insurance Company of Tennessee by charter amendment of record in Book 4202, Page 107, Register's Office for Davidson County, Tennessee) by deed from Life & Casualty Insurance Company of Tennessee in Book 4247, Page 183, all in the Register's Office for Davidson County, Tennessee.

And Life & Casualty Insurance Company, T. B. Baker, Jr. and A. G. Beaman do further transfer, assign and convey unto Channel Two Television Company all their right, title and interest in and to that certain Lease Agreement pertaining to the above-described land and referred to herein below, by and between Grantors as Lessor and WLAC-TV, Inc., a Tennessee corporation, as Lessee, dated April 4, 1966 recorded in short form in Book 4196, Page 848 and in complete form in Book 4201, Page 663, Register's Office for Davidson County, Tennessee.

This is improved property, known as 474 James Robertson Parkway, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Channel Two Television Company, its successors and assigns, forever.

And said Life & Casualty Insurance Company of Tennessee, T. B. Baker, Jr. and A. G. Beaman do covenant with the said Channel Two Television Company that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it, but this conveyance is made subject to the following encumbrances:

1. Realty Taxes for 1975.

2. Property Agreement among Life & Casualty Insurance Company of Tennessee, T. B. Baker, Jr. and A. G. Beaman dated July 27, 1967, of record in Book 4156, Page 500, Register's Office for Davidson County, Tennessee.

3. Contract of Lease between Life & Casualty Insurance Company of Tennessee, T. B. Baker, Jr. and A. G. Beaman as Lessor and WLAC-TV, Inc., a Tennessee corporation, as Lessee dated April 4, 1966 and recorded (in short form) in Book 4196, Page 848 and (in complete form) in Book 4201, Page 663 said Register's Office.

4. Assignment of Lease from A. G. Beaman to First American National Bank of Nashville recorded in Book 4196, Page 851 and from T. B. Baker, Jr. to said Bank recorded in Book 4196, Page 854, said Register's Office.

5. Restrictive covenants, easements, etc. of record in Book 2735, Page 473 and in the deeds to Grantors of record in Book 4002, Page 901, 907 and 912, and Book 4247, Page 183, said Register's Office.

6. Building setback lines, utility easements, owner's certificate, etc. shown on the Capitol Hill Redevelopment Plan, of record in Book 3106, Pages 9 and 46, said Register's Office.

And said Life & Casualty Insurance Company of Tennessee, T. B. Baker, Jr. and A. G. Beaman do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Channel Two Television Company, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument is executed on this 1st day of December 1975.

LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE

BY: Allen W. Steele

ATTEST: Price F. Carney

T. B. BAKER, JR.

A. G. BEAMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be _____ and _____, respectively of the Life & Casualty Insurance Company of Tennessee, the within named

bargainor, a corporation, and that they as such _____ _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as _____ _____ and _____.

Witness my hand and seal, at office in Nashville, Tennessee this 1st day of January, 1975.

_____
Notary Public

My Commission Expires: Commission Expires May 23, 1977

DEC-1[illegible] CONV * ~~$~~3,000,000.00
DEC-1[illegible] S TAX B* 7,800.00
STATE OF TENNESSEE FEE B* .50
DEC-1[illegible]) MBEED B* 10.00 * 7,810.50
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, T. B. Baker, Jr. and A. G. Beaman, the within named 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 1st day of January, 1975.

_____
Notary Public

My Commission Expires: My Commission Expires May 23, 1977

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

D26403

DEC 1 17 PM '75

The actual consideration or value whichever is greater for this transfer is $3,000,000.00.

_____
Affiant

Sworn to and subscribed before me this 1st day of January, 1975.

_____
Notary Public

My Commission Expires: My Commission Expires May 23, 1977