TENNESSEE WARRANTY DEED

WARRANTY DEED

This Indenture, Made this 18th day of August, A.D. 19 76, between

CHATHAM CORPORATION, a Delaware Corporation, having its principal office in the City of

of Chicago in the State of Illinois of the first part, and

DICK BROADCASTING COMPANY, INC., OF NASHVILLE, a Tennessee Corporation having its principal office in the City of

of Nashville, Tennessee of the second part.

Witnesseth: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable considerations

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

AUG 18 76	CONV	90,000.00			
AUG 18 76	CONV	45,000.00			
AUG 18 76	S'TAX		B*	351.00	
AUG 18 76	PR'FEE		B*	.50	
AUG 18 76	W'DEED		B*	4.00	* 355.50

has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said party of the second part, the following described premises, to wit, situate in District No.: ONE (1), Davidson County, Tennessee,

Within the city limits of the City of Nashville, Tennessee, being known and designated as all of Lots 1, 2, 3, 4, and 5 and part of Lot 6, all of Lots 36, 35, 34, 33, 32 and part of Lot 31, Rutledge's Addition to Nashville, together with the tracts which were formerly alleys lying between Lots 33 and Lots 34, 35 and 36 and tract lying between Lots 1 through 6 inclusive, and Lots 31 through 34, inclusive, all as shown by map of record in Map Book 21, page 73, in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described in one perimeter as follows:

BEGINNING at the point of intersection of the west line of Rutledge Street with the south line of Peabody (formerly Castleman) Street; thence from said point of beginning with said west line of Rutledge Street, South 24 deg. 55 Min. 30 Seconds East 310 feet to a point; turning thence South 64 deg, 53 Min. 43 Seconds West 315.30 feet to a point in the east line of Second Avenue (formerly Market Street); thence with said east line of Second Avenue, North 25 deg. 00 Min. West 310 feet to a point at the intersection of said line of Second Avenue with the South line of Peabody Street; thence

(OVER)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 18 day of AUGUST, 19 76

My commission expires My Commission Expires Aug. 14, 1978

Notary Public

This instrument prepared by LARRY D. PERRY, ATTY. Address 140 E. Division Rd., Oak Ridge, TN

Name of person or agency responsible for the payment of the real property taxes.

Name Dick Broadcasting Company, Inc. of Nashville Address 6711 Kingston Pike, Knoxville, Tenn. 37919

with Peabody Street, North 64 deg. 53 Min. 48 Seconds East, 315.71 feet to the place of BEGINNING: according to the survey of Barge Waggoner and Sumner, Inc., Engineers, Nashville, Tennessee, dated March 31, 1969.

BEING the same property conveyed to Chatham Corporation, a Delaware Corporation, by deed from Tri Suburban Broadcasting Corporation, a Maryland Corporation, dated the 28th day of April, 1969, of record in Deed Book 4334, page 215, in the Register's Office for Davidson County, Tennessee.

For further reference see Deed Book 3031, page 233, in the Register's Office for Davidson County, Tennessee. See also Map #93-11, Parcel 44; Field Book 13 W 06770.

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 has full power, authority and right to convey the same; that said premises are free from all encumbrances;

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

TENNESSEE REAL ESTATE TRANSFER TAX
AUG 18 2 PM '76
FEE $ EXEMPT

In Witness Whereof the said party of the first part has hereunto set its hand and seal the day and year first above written.

CHATHAM CORPORATION

By: _____ (L. S.)
Its: President

Signed, sealed and delivered in presence of:

George B Collum

_____ (L. S.)

_____ (L. S.)

_____ (L. S.)

STATE OF Tennessee
Davidson County } ss.

Personally appeared before me, Carolyn C. Heer, a Notary Public in and for said County, the within named bargainors Gary Brown of Chatham Corporation 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 18th day of August A.D. 19 76

My Commission Expires 19 _____ Carolyn C. Heer Notary Public

My Commission Expires Oct. 29, 1977

CAROLYN C. HEER NOTARY PUBLIC DAVIDSON COUNTY, TENN.