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

BOOK 5111 PAGE 222

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Channel Five Television Company 474 James Robertson Parkway Nashville, Tennessee 37219	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 it in hand paid by Channel Five Television Company, the receipt of all of which is hereby acknowledged, CHANNEL TWO TELEVISION COMPANY, a Texas corporation, has bargained and sold and by these presents does transfer and convey unto CHANNEL FIVE TELEVISION COMPANY, a Tennessee corporation, it 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 conveyed to Channel Two Television Company by deed of record in Book 4975, Page , Register's Office for Davidson County, Tennessee.

This 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 Five Television Company, its successors and assigns forever.

And said Channel Two Television Company does covenant with the said Channel Five Television Company that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it, but this conveyance is made subject to the following encumbrances:

1. All unpaid realty taxes.

2. Restrictive covenants, agreements, easements, etc. of record in Book 2735, Page 473 and in Book 4156, Page 500 and in the deeds of record in Book 4002, Page 901, 907 and 912, and Book 4247, Page 183, said Register's Office.

3. 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.

4. Deed of Trust to William K. Beasley, Trustee to secure an indebtedness to First American National Bank of Nashville, of record in Book 4985, Page 115, said Register's Office.

5. Deed of Trust to Barrett Sutton, Trustee to secure an indebtedness to American General Life Insurance Company, of record in Book 4975, Page 503, said Register's Office.

And said Channel Two Television Company does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Channel Five 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.

CHANNEL TWO TELEVISION COMPANY

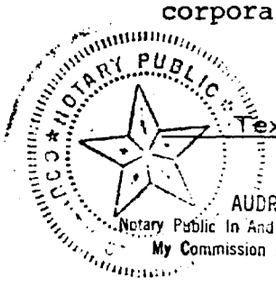
BY: James E. Crowther
Vice President

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Before me, Audrey Horn, a Notary Public of the State and County aforesaid, personally appeared James E. Crowther, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Channel Two Television Company, the within named bargainor, a

corporation, and that he as such Vice 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 Vice President.

Witness my hand and seal, at office in Houston, Texas, this 1st day of December, 1975.



Audrey Horn
Notary Public

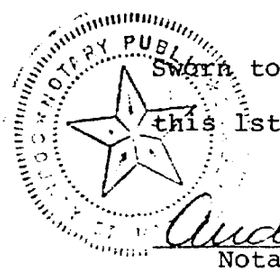
My Commission Expires: June 1, 1977

STATE OF ~~TENNESSEE~~ TEXAS)
COUNTY OF ~~DAVIDSON~~ HARRIS)

The actual consideration or value, whichever is greater, for this transfer is Three Million ($3,000,000.00) Dollars.

James E. Cowtan
Affiant

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



Audrey Horn
Notary Public

My Commission Expires: June 1, 1977

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D87593

IDENTIF. REFERENCE

REGISTER
DAVIDSON CO., TENN.

FEB-17 CONV * 3,000,000.00
FEB-17 S'TAX 6* 7,800.00
FEB-17 R'FEE 8* .50
FEB-17 M'DEED 8* 8.00 * 7,808.50