This Instrument Prepared By:
John H. Bailey, III
BASS, BERRY & SIMS
Attorneys at Law
2700 First American Center
Nashville, Tennessee 37238

BOOK 5138 PAGE 612

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
South Central Broadcasting Corporation	- Same -	118-4
1162 Mt. Juliet Rd P.O. Box 3248		49
Evansville, Tenn. 47736		Pt

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by South Central Broadcasting Corporation (hereinafter "Grantee") and other good and valuable consideration, the receipt of all of which is hereby acknowledged, First American National Bank of Nashville ("Grantor"), a national banking association, has this day bargained and sold, and does hereby transfer unto Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lots Nos. 81, 82, and 83 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee and being described as follows:
>
> Said Lots Nos. 81, 82 and 83 front 50 feet each on the Northerly side of Rosedale Avenue and extend back between parallel lines 165 feet to an alley.
>
> BEING part of the same property conveyed to First American National Bank of Nashville by Trustee's Deed dated August 3, 1976, from William K. Beasley, Trustee, to First American National Bank of Nashville, of record in Book 5054, page 617, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee and its successors and assigns forever. Grantor covenants and binds itself, its successors and assigns, to warrant and defend the title to said real estate against the claims of all persons claiming under it, but no further or otherwise.

By accepting this Special Warranty Deed, Grantee acknowledges that it is purchasing the real estate and improvements thereon in its "as is" condition without any warranty or representation by Grantor as to the condition thereof. The real estate property taxes in respect of said property have been prorated as of the date of this Deed and are assumed by Grantee.

WITNESS the hand of the duly authorized officer of Grantor, this 21st day of April, 1977.

FIRST AMERICAN NATIONAL BANK
OF NASHVILE

BY: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the County and State, the within named John E. Keneavy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of First American National Bank of Nashville, the within named bargainor, a national banking association, and that he as such officer, being authorized so to do, executed the foregoing instrument (SPECIAL WARRANTY DEED) for the purpose therein contained by signing the name of the association as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st day of April, 1977.

_____
Notary Public

My Commission Expires:
5-1-77

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $260,000.

_____
Affiant

Subscribed and sworn to before me this 21st day of April, 1977.

_____
Notary Public

My Commission Expires:
_____

D 9987.9

IDENTIF. REFERENCE

APR 21 1 47 PM '77

FELIX A. WHITE, REGISTER
DAVIDSON COUNTY, TENN.

APR21'77 CONV * @ 260,00000
APR21'77 S'TAX B* 676.00
APR21'77 PR'FEE B* .50
APR21'77 W'DEED B* 4.00 * 680.50