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IDENTIF. REFERENCE

JUL 19 2 55 PM '77

W A R R A N T Y D E E D

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater, is two hundred thousand (200,000) dollars
WLAC, INC. BY: James M Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF July 19 73.

Betty L. Goldstein
Notary Public
MY COMMISSION EXPIRES: 1-28-78

THIS INSTRUMENT WAS PREPARED BY:
(Joe Ray Woods, Attorney, 27th Floor Life and Casualty Tower, Nashville, Tennessee 37219
(ADDRESS NEW OWNER AS FOLLOWS: Billboard Broadcasting Corporation 1515 Broadway, New York, New York 10036
(SEND TAX BILLS TO: Billboard Broadcasting Corporation 1515 Broadway, New York, New York 10036
(MAP-PARCEL NUMBERS: Map 41-8, Parcel 17

For and in consideration of the sum of Ten (10.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, WLAC, Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Billboard Broadcasting Corporation, a Delaware Corporation, having its principal place of business at 1515 Broadway, New York, New York, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

A certain tract of land in Metropolitan Nashville-Davidson County, Tennessee, and being in the 10th Civil District, Davidson County, Tennessee, and being particularly described according to a survey prepared by Ragan-Smith & Associates, dated March 7, 1977 as follows:

BEGINNING at an iron pin set on the northerly margin of Old Hickory Boulevard, said pin being N 27° 13' 03" E, 30' from the centerline of Old Hickory Boulevard (the original point of beginning as described in existing deed). Said original point being 19 westerly of a point in the center of a concrete culvert and about 628' westerly of the centerline of Dickerson Pike as measured along the original centerline of Old Hickory Boulevard; thence with the northerly margin of Old Hickory Boulevard with a curve to the left (radius 2835.0') northwesterly a distance of 805.73' to an existing

iron pin at the southeasterly corner of Lot No. 19 on the Plan of Hickory Acres Subdivision, Section 1, plan not of record; thence with the easterly line of Hickory Acres Subdivision, Section One and Section Two in part, N 15° 39' 00" E, 508.48' to an iron pin set at a break in the easterly line of Lot No. 22, Hickory Acres Subdivision, Section Two, recorded in Book 2330, Page 117, R.O.D.C., Tennessee, thence with the easterly line of Hickory Acres, Section Two, N 25° 08' 55" E, 669.95' to an existing concrete monument in the southerly line of Dalemere Subdivision, Section One, as of record in Book 2900, Page 35, R.O.D.C., Tennessee; thence with the southerly line of Dalemere Subdivision, Section One, S 86° 52' 52" E, 296.12' to an iron pin set at the southwesterly corner of Lot 42, Dalemere Subdivision, Section Three as of record in Book 3300, Page 6, R.O.D.C., Tennessee; thence with the southerly line of Dalemere Subdivision, Section Three, S 87° 18' 02" E, 206.40' to a concrete monument on the westerly margin of Yoest Drive at the southwesterly corner of Dalemere Subdivision, Section Two, as of record in Book 2854, Page 133, R.O.D.C., Tennessee; thence with the southerly line of Dalemere Subdivision, Section Two, S 86° 44' 52" E, 392.92' to an iron pin set at the northwest corner of Sam O. Nichols property; thence with the westerly line of Nichols, S 7° 31' 23" W, 131.00' to an iron pin set in the westerly line of Frensly property; thence with the westerly line of Frensly, S 19° 59' 21" W, 303.50' to an iron pin set in fence; thence continuing with the westerly line of Frensly, Carver and Caudle, S 25° 04' 08" W, 791.30' to an iron pin set at the northwesterly corner of J. D. Wright property; thence with Wright's westerly line, S 27° 13' 03" W, 314.07' to the point of beginning, and containing 27.69 acres, more or less.

BEING part of the same property conveyed to WLAC, Inc., a Tennessee Corporation, by deed from Life and Casualty Insurance Company of Tennessee, of record in Book 2245, Page 613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

rights of others with respect to that portion of the property embraced within the bounds of a cemetery (including ingress and egress thereto) as shown on the survey prepared by Ragan-Smith & Associates, Inc., dated March 7, 1977.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

In witness whereof Grantor has caused this Warranty Deed to be signed by its officers duly authorized thereto this 14th day of July, 1977.

WLAC, INC.

By James M Ward
President

Barrett Sutton
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Betty L. Feldhezer, a Notary Public in and for said State and County, personally appeared James M. Ward and Barrett Sutton, with whom I am personally acquainted, and who on oath acknowledged themselves to be the President and Secretary of the WLAC, Inc., the within-named bargainor, a corporation, and that they as such President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by James M. Ward as President, and attesting the same by Barrett Sutton as Secretary.

Witness my hand and official seal at office, in Nashville, Tennessee, the 14th day of July, 1977.

Betty L. Feldhezer
Notary Public
State of Tennessee

My Commission Expires: 12-7-80

BETTY L. FELDHEZER NOTARY PUBLIC DAVIDSON COUNTY, TN

JUL 1977	CONV	90,000.00			
JUL 1977	CONV	90,000.00			
JUL 1977	CONV	20,000.00			
JUL 1977	S'TAX		B*	520.00	
JUL 1977	PR'FEE		B*	.50	
JUL 1977	W'DEED	-3-	B*	6.00	* 526.50