This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

(CORPORATE FORM)

BOOK 5220 PAGE 654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hermitage Broadcasting Corp. (NAME)	First American National Bank (NAME)	Map 93-13
1701 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 155
Nashville, Tn. 37203 (CITY) (STATE) (ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seventy-five Thousand and No/100 ---------- ($75,000.00) ---------- *Dollars,*

cash in hand paid by Hermitage Broadcasting Corporation, the receipt of which is hereby acknowledged,

M C A Inc., a Delaware corporation

has bargained and sold, and does hereby transfer and convey unto the said

Hermitage Broadcasting Corporation, a Tennessee corporation, its

(successors), ~~XXXX~~ and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

Being the northerly part of Lot No. 58 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated August 15, 1968, as follows:
Beginning on the easterly margin of 16th Avenue South at the northwest corner of the property conveyed to Jaco, Inc. by deed from M C A Inc., of record in Book 5205, page 505, Register's Office for said County; thence with the margin of 16th Avenue South, northwardly 51.6 feet to a cut in sidewalk, being the corner of Lots Nos. 57 and 58 and also the southwest corner of the property conveyed to Cramart Music Inc. by deed from Malvina R. Huffer, of record in Book 3533, page 85, said Register's Office; thence with the southerly line of said property, easterly 165.3 feet to an iron pin in the westerly margin of a 20-foot alley; thence with the margin of the same, southerly 51.6 feet to the northeast corner of the Jaco, Inc. property; thence with the northerly line of said property, westwardly 164.9 feet to the beginning.
Being part of the property conveyed to M C A Inc. by deed from Tasco Developing and Building Corporation, and John W. Tawney and wife, Edith E. Tawney, of record in Book 4264, page 983, Register's Office for said County.
The grantor also transfers and conveys all of its rights as to ten (10) parking spaces reserved in deed from M C A Inc. to Jaco, Inc., of record in Book 5205, page 505, Register's Office for Davidson County, Tennessee.

~~STATE OF TENNESSEE~~ CALIFORNIA
~~COUNTY OF DAVIDSON~~ LOS ANGELES

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of October, 19 77

Harold M. Haas, Treasurer

OFFICIAL SEAL
JOAN E. OSTERHOUT
Notary Public - California
Principal Office in
Los Angeles County
My Commission Expires January 3, 1979

(Affix Seal)

Notary Public

My commission expires:

~~The grantee's address is as shown on~~ 44 Music Square East Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Hermitage Broadcasting Corporation, its

(successors),

~~XXXX~~ and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for 1977 which are prorated.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Hermitage Broadcasting Corporation, its

(successors), ~~XXXX~~ and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 28th *day of* October, 19 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CORPORATE SEAL 1956 DELAWARE

M C A INC.

By

Harold M. Haas, Treasurer

BOOK 5220 PAGE 655

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

Before me, Joan E. Osterhout, *a Notary Public of the State and County aforesaid, personally appeared* Harold M. Haas, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Treasurer *of the* M C A Inc., *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Treasurer.

Witness my hand and seal, at office in Universal City, California, *this* 28th *day of* October, 1977.

Joan E. Osterhout *Notary Public*

Commission expires January 3, 1979

OFFICIAL SEAL
JOAN E. OSTERHOUT
Notary Public - California
Principal Office in
Los Angeles County
My Commission Expires January 3, 1979

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER

WARRANTY DEED

FROM

M C A Inc.

TO

Hermitage Broadcasting Corporation

NOV-977	CONV	75,000.00			
NOV-977	S'TAX		8*	195.00	
NOV-977	PR'FEE		8*	.50	
NOV-977	W'DEED		8*	4.00	* 199.50

E 35932

IDENTIF. REFERENCE
uaa

NOV 9 3 23 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE