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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2500.00

Janet Hanes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 77.

Betty D. Freeman
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, 2700 First American Center, Nashville, TN. 37238

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reel Broadcasting Company, Inc. (NAME)	SAME (NAME)	to be assigned
P. O. Box 90764 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~XX~~ I, Mildred Joyce Tipton Bond, an unmarried woman, Curtis Wayne Tipton and Susan Ilene Tipton

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REEL BROADCASTING COMPANY, INC., a Tennessee corporation,

and assigns
HEREINAFTER CALLED THE GRANTEE, its successors / A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Nashville, Davidson County, Tennessee, being a part of Tax Map Parcel No. 113-12, described as follows:

BEGINNING at the southwesterly corner of said Parcel No. 113-12 at a point in the easterly line of the property conveyed to Robert L. Cooper and wife by deed from Robert C. Hall and wife, of record in Book 1850, page 525, Register's Office of said county, the same point being N.26° E. 238' from the centerline of Old Charlotte Pike, as measured along said Cooper's easterly line, the same point being the northwest corner of a 1.0 Acre tract conveyed to Aval D. Williams and wife by C. W. Adler and Houston Williams, of record in Book 3848, page 468, said Register's office;

THENCE with Cooper's line N. 26° E. 1100' to a point; THENCE S. 64° E. 200' to a point; THENCE S. 26° W. 400' to a point; THENCE N. 64° W. 100' to a point; THENCE S. 26° W. 700' to a point in the northerly line of said 1.0 Acre tract; THENCE with the northerly line of said Williams' 1.0 Acre tract N. 64° W. 100' to the point of beginning, containing 150,000 sq. ft. or 3.44 acres.

Being a part of the same property devised to Joyce Tipton, being one and the same person as Mildred Joyce Tipton Bond, under the Will of Dave Wesley Sams, deceased, of record in Will Book 85, page 59, in the Probate Court of Nashville, Davidson County, Tennessee.

This is unimproved (X) / improved ( ) property, known as Old Charlotte Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of December, 1977

X Curtis Wayne Tipton

X Susan Ilene Tipton Mildred Joyce Tipton Bond

MILDRED JOYCE TIPTON BOND

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MILDRED JOYCE TIPTON BOND, an unmarried woman, Curtis Wayne Tipton and Susan Ilene Tipton the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December 19 77.

Commission expires 8/15/79

Betty G Blackburn
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
MILDRED JOYCE TIPTON BOND

TO
REEL BROADCASTING COMPANY, INC.

E 40835

IDENTIF. REFERENCE

DEC 8 2 39 PM '77

DEC-8 77 CONV *2,500.00
DEC-8 77 S'TAX B* 6.50
DEC-8 77 PR'FEE B* .50
DEC-8 77 W'DEED B* 4.00 * 11.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208