BOOK 5627 PAGE 486

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Media Capital, Inc. (NAME)	The Mitchell Co (NAME)	Map 161-4
1615 Hamburg Tpke (STREET ADDRESS OR ROUTE NUMBER)	P O Box 160306 (STREET ADDRESS)	Parcel 28
Wayne, N J07470 (CITY) (STATE) (ZIP)	Mobile, Ala 36616 (CITY) (STATE) (ZIP)	60M-71100

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100ths----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Media Capital, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by Grantee of the balance of the indebtedness owing to Freedom Federal Savings and Loan Association in the original principal amount of $900,000.00, together with the terms of the promissory note evidencing same and the deed of trust given as security for same to John R. Parker, Trustee, of record in Book 4931, page 569, Register's Office for Davidson County, Tennessee,

SINGER HOUSING COMPANY *has bargained and sold, and does hereby transfer and convey unto the said*

MEDIA CAPITAL, INC., its

~~successors~~ *heirs and assigns,*

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

The description of said tract is attached hereto and marked Exhibit A. In addition to the aforementioned deeds of trust, this deed is subject to the matters described in Exhibit A.

and including the assumption by Grantee of the balance of the indebtedness owing to The Mitchell Company of the Southeast in the original principal amount of $130,000, together with the terms of the promissory note of Singer Housing Company of even date evidencing same and the deed of trust of even date given by Singer Housing Company as security for same to Vaden Lackey, Jr., Trustee, which will be filed for record,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 988,000.00

Subscribed and sworn to before me, this the 22nd day of July 1980

Affiant

My commission expires: October 17, 1982.
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Tusculum and Nolensville Roads, Nashville, TN
(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

Media Capital, Inc., its

~~successors~~ *heirs 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.*

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

Media Capital, Inc.

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness My *hand this* 28TH *day of* DECEMBER, 19 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SINGER HOUSING COMPANY

BY: DIVISION CHAIRMAN

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ MOBILE

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Before me, Vernona C. McElroy, a Notary Public of the State and County aforesaid, personally appeared Mayer Mitchell with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Division Chairman of the Singer Housing Company, the within named bargainor, a corporation, and that he as such Division Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Division Chairman.

Witness my hand and seal, at office in Mobile, Alabama this 29th day of December, 1976.

Vernona C. McElroy Notary Public

Commission expires 10-22-79

RECEIVED
Jul 12 1 00 PM '80
FELIX A. H. [illegible]
DAVIDSON COUNTY, TENN.

F 9 8 6 3 7

IDENTIF. REFERENCE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

WARRANTY DEED

FROM

SINGER HOUSING COMPANY
TO
MEDIA CAPITAL, INC.

EXHIBIT A TO WARRANTY DEED FROM
SINGER HOUSING COMPANY TO MEDIA CAPITAL, INC.

A tract or parcel of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Tusculum Square of record in Book 4675, page 118, Register's Office for said County, and described as follows:

Beginning at an iron pin set in the southerly margin of the right of way of Tusculum Road, said iron pin being the northwesterly corner of the tract of land which was conveyed to Chevron Oil Company by deed of Andrew Ewing, Trustee, of record in Book 4503, page 758, Register's Office for said County, from said beginning point; thence, with the westerly margin of the said Chevron Oil Company Tract, South 11° 00' 55" east 226.86 feet to another iron pin, the southwesterly corner of said Chevron Oil Company tract; thence, with the southerly boundary of said Chevron Oil Company tract, North 79° 15' 05" east 155.95 feet to an iron pin in the westerly margin of the right of way of Nolensville Road, the southeasterly corner of said Chevron Oil Company tract; thence, with the said right of way of Nolensville Road, South 10° 25' 20" East 8.03 feet to a highway monument; thence, South 50° 13' 20" East 18.19 feet to a point; thence South 40° 55' 40" West 14.90 feet to a highway monument; thence, South 10° 25' 20" East 181.55 feet to a highway monument, the beginning of a curve to the left, thence, with said curve having a central angle of 00° 41' 23" and a radius of 11,561.16 feet, 139.15 feet to a point, the southeast corner of this tract; thence, leaving the right of way of Nolensville Road, South 79° 10' 39" West 389.56 feet to a point, the southwest corner of this tract; thence with the westerly boundary of the tract of land which was conveyed to Andrew Ewing, Trustee, by deed of F. M. McPherson, Jr., et als, of record in Book 4211, page 909, Register's Office for said County, North 12° 39' 55" West 131.61 feet and north 10° 58' 28" West 438.32 feet to a highway monument in the southerly margin of the right of way of Tusculum Road; thence, with said southerly margin of the right of way of Tusculum Road, North 80° 11' 05" East 89.20 feet to the beginning of a curve to the left, thence, with said curve, having a central angle of 10° 12' 44" and a radius of 848.51 feet, 151.24 feet to the point of beginning, and containing 4.38 acres, more or less.

Being the same property conveyed to Singer Housing Company by deed from Andrew Ewing, Trustee, of record in Book 4787, page 234, Register's Office for Davidson County, Tennessee.

This deed is subject to the following matters:

(a) easement for the flow of a creek or branch across the property.

(b) an 8" sewer line as shown by survey of Barge, Waggoner, Sumner and Cannon, Engineers, dated January 2, 1974, revised January 21, 1974, running east and west across the center portion of said property to a manhole near the westerly line and running thence south across the west portion of said property, as set out in Deed of record in Book 4787, page 234, said Register's Office.

(c) easement for sanitary sewer of record in Book 4787, page 237, said Register's Office.

(d) recorded and unrecorded leases between Singer Housing Company, as landlord, and various tenants of the property.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5627 PAGE 489 _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			98500.00- CO	
			256.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 2573.30-	
0973A07/22/80			BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.8.6.3.7

IDENTIF. REFERENCE

Jul 22 1 00 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 769216