[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[	]	]
[Nashville Local, American	] same	] Map 104-4]
[Federation of Television	]	] Parcel 147]
[and Radio Artists Building	]	]]
[Corporation	]	]]
[1108 17th Avenue, South	]	]]
[Nashville, TN 37212	]	]]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238		]

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, R. Wayne Oldham, doing business as Womco, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Nashville Local, American Federation of Television and Radio Artists Building Corporation, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, which land is more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Vendor's lien retained in deed from R. L. Campbell and Morris B. Adkins to R. Wayne Oldham, doing business as Womco, dated December 15, 1977, filed December 16, 1977, and recorded in Book 5234, page 39, Register's Office for Davidson County, Tennessee.

3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Property.

4. Any and all restrictions, covenants, conditions, zoning ordinances, rights of way and easements of record, if any, affecting the Property.

This is improved property, known as 1108 17th Avenue, South, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Anna Belle Oldham joins in this instrument for the purpose of conveying whatever interest she may have in and to the Property by reason of her marriage to R. Wayne Oldham.

IN WITNESS WHEREOF, the Grantor and Anna Belle Oldham have caused this Deed to be executed this 30th day of October, 1981.

R. WAYNE OLDHAM, doing business as Womco

ANNA BELLE OLDHAM

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for this]
[transfer is $95,000.00.]
[NASHVILLE LOCAL AMERICAN FEDERATION]
[OF TELEVISION AND RADIO ARTISTS]
[BUILDING CORPORATION]
[ ]
[By:]
[Title: Attorney-in-fact]
[ ]
[Subscribed and sworn to before me this 30th day of October]
[1981.]
[ ]
[Notary Public]
[My commission expires: 4/26/85]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5813 PAGE 995

Personally appeared before me, Reba M. Hinkle, a Notary Public in and for said County and State, the within named R. WAYNE OLDHAM, doing business as Womco, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of Oct., 1981.

Reba M. Hinkle
Notary Public

My Commission Expires: 4-18-82

REBA M. HINKLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Reba M. Hinkle, a Notary Public in and for said County and State, the within named ANNA BELLE OLDHAM, 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 30th day of Oct., 1981.

Reba M. Hinkle
Notary Public

My Commission Expires: 4-18-82

REBA M. HINKLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, being Lot No. 3 on the Subdivision of Lot No. 16 in O. B. Hayes' Plan of Large Lots, called Rokeby, a plan of which subdivision is of record in Book No. 161, page 86, said Register's Office.

Said Lot No. 3 fronts 50 feet on the Easterly side of Seventeenth Avenue South (formerly Addison Street), and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to R. Wayne Oldham, doing business as WOMCO, by deed from R. L. Campbell and Morris B. Adkins as tenants in common, of record in Book 5234, page 39, Register's Office for Davidson County, Tennessee.

RUSH

G 6 6 3 7 4

IDENTIF. REFERENCE

OCT 30 4 19 PM '81

FEE / / / / / / / RECISTER
DAVIDSON COUNTY, TENN.

587- 10/30 259.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5813 PAGE 997

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
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 259.50-	
5877A	10/30/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G66374

IDENTIF. REFERENCE

OCT 30 4 15 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 851077

VOID

BOOK 5813

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VOID

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