GENERAL WARRANTY DEED

This instrument prepared by:
BONE & WOODS
A Professional Law Corporation
Tenth Floor
United Southern Bank Building
Nashville, Tennessee 37219

Map - Par.
32.00 11

BOOK 5901 PAGE 441

GRANTOR: Hendersonville Broadcasting Corporation, Inc.
ADDRESS: 810 Division
Nashville, TN 37203

GRANTEE: Phoenix of Hendersonville, Inc.
ADDRESS: 6432 Brownlee Drive
Nashville, TN 37205

Person or agency responsible for payment of taxes:

Phoenix of Hendersonville, Inc.
6432 Brownlee Drive
Nashville, Tennessee 37205

APPENDIX II
FORM FOR OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 150,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Daniel D. Dorris
Affiant

Subscribed and sworn by before me this the 21st day of June, 1982.

Judith Ann Sachs
Notary Public or Register

STATE OF TENNESSEE
DAVIDSON COUNTY

The foregoing instrument and certificate were noted in Note Book ____, Page _____ at _____ O'clock ___.M., 19___, and recorded in _____ Book _____, Page _____, Item _____
State Tax Paid $_____ Fee _____
Recording Fee _____ Total $_____
Witness My hand.

Receipt No. _____

_____
Register

THIS INDENTURE made and entered into this 21st day of June, 1982, by and between HENDERSONVILLE BROADCASTING CORPORATION, INC., a Tennessee corporation, known hereinafter as First Party, and PHOENIX OF HENDERSONVILLE, INC., a Tennessee corporation, known hereinafter as Second Party;

WITNESSETH: That for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid, the receipt of which is hereby acknowledged, the First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey under general warranty onto the Second Party, a tract of property located in Davidson County, Tennessee, as more fully described in Exhibit A attached hereto, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party its heirs and assigns, forever.

RUSH
Jun 21 4 13 PM '82
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

G.9.6.7.6.

OFFICIAL RECEIPT

And the said First Party for themselves and for their Heirs, Executors and Administrators hereby covenants with Second Party its heirs and assigns, that first Party is lawfully seized in fee simple of the premises above conveyed, has full power, right and authority to convey the same, that said premises are free from all encumbrances

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EXCEPT the current Davidson County property tax

and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, First Party has hereunto set their hands, this day and year first hereinabove written.

ATTEST:

~~Assistant Secretary~~ Ex. V.Pres.

HENDERSONVILLE BROADCASTING CORPORATION, INC.

By: George P. Mooney

~~George P. Mooney~~
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared George P. Mooney and ~~Polly W. Long~~ John R. Dorris with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and ~~Assistant Secretary~~ Exec. V.P., respectively, of Hendersonville Broadcasting Corporation, Inc., the within named bargainor, a corporation, and that George P. Mooney as such President and ~~Polly W. Long~~ John R. Dorris as such ~~Assistant Secretary~~ Exec. V.P., being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said George P. Mooney as such President and attesting the same by the said ~~Polly W. Long~~ John R. Dorris as such ~~Assistant Secretary~~ Exec. V.P.

Witness my hand and official seal, at office in Nashville, this 21st day of June, 1982.

Judith Ann Sadler
Notary Public

My Commission expires 1/20/85.

CONSENT AND WAIVER

Lawrence Wayne Johnson and wife, Elizabeth J. Johnson hereby agree to waive and release in full their right of first refusal with respect to the purchase of the above described property, and hereby consent to the above conveyance and agree that the transferee and all subsequent transferees will hold the property free of any rights of the undersigned as to the first refusal with regard to any sale of such property.

Lawrence Wayne Johnson
LAWRENCE WAYNE JOHNSON

Elizabeth J. Johnson
ELIZABETH J. JOHNSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Appeared before me, a Notary Public in and for said County and State, the within named Lawrence Wayne Johnson and Elizabeth J. Johnson, the bargainors, who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 21st day of JUNE, 1982.

Dianne K. Adams
Notary Public

My Commission Expires 10/17/82

OFFICIAL RECEIPT

Exhibit A

Land in the Tenth Civil District of Davidson County, Tennessee.

Beginning at an iron pin in the North right-of-way of Campbell Road, same being the Southwest corner of the herein described property and the Southeast corner of the property owned by Lawrence Johnson, a record of which is recorded in Deed Book 4088, Page 277, R.O.D.C., thence leaving said right-of-way N 15° 59' E 41.94 feet to an iron pin, thence N 0° 31' W 220.00 feet to an iron pin, thence N 17° 55' W 113.86 feet to an iron pin, thence N 17° 28' E 224.28 feet to an iron pin, thence S 88° 12' E 360.29 feet to a P.K. nail, thence N 4° 38'E 122.00 feet to a point, thence N 41° 50' W 551.57 feet to an iron pin in a fence line, thence with said fence line N 38° 53' E 524.57 feet to an iron pin at a fence corner, thence with the fence line S 35° 23' E 311.64 feet to an iron pin at the intersection of two fences, thence S 19° 56' W 286.83 feet to a fence post at break in fence line, thence S 4° 38' W 439.26 feet to the intersection of two fences, thence with fence line N 88° 12' W 364.16 feet to an iron pin, thence with fence line S 17° 28' W 202.74 feet to an elm tree at break in fence line, thence S 17° 55' E 110.54 feet to a fence post at break in fence line, thence S 0° 31' E 246.43 feet to an iron pin in the North right-of-way of Campbell Road, thence with the North right-of-way of said road along a curve to the left having a central angle of 3° 58' 46", a radius of 519.60 feet, a length of 36.09 feet, a tangent of 18.05 feet, a chord bearing of S 61° 39' W, and a chord length of 36.08 feet, to the point of beginning containing 5.2 acres, more or less.

Being the same property conveyed to Hendersonville Broadcasting Corporation, Inc. from Lawrence Wayne Johnson and wife, Elizabeth J. Johnson by deed in Book 4438, page 727, Register's Office of Davidson County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5901 PAGE 444

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
			150000.00- CO	
			390.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	399.50-
4016A	06/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 6 7 6

JUN 21 4 13 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 887718