CORPORATE FORM

BOOK 6183 PAGE 489

WARRANTY DEED

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 28th day of November 19 83, by and between GENERAL ELECTRIC BROADCASTING COMPANY, INC., successor in interest by merger to WSIX, INC. a corporation organized and existing under and by virtue of the laws of the State of New York, party of the first part, and KNIGHT RIDDER BROADCASTING, INC., a Michigan corporation having a principal office and place of business at 1 Herald Plaza, Miami, Florida 33101

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the 2nd and 6th Civil Districts of the County of Davidson, State of Tennessee:

Those five (5) tracts of land described in Exhibit A hereto attached.

This conveyance is made subject to any and all covenants, easements, restrictions and reservations of record as may be in force and affect said real estate.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

except as aforesaid

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons., subject as aforesaid.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: John J. Curtis
Assistant Secretary

GENERAL ELECTRIC BROADCASTING COMPANY, INC.
By: Lawrence J. Toole
VICE President

STATE OF ~~TENNESSEE~~ NEW YORK COUNTY OF ~~SHELBY~~ NEW YORK

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Lawrence J. Toole with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of General Electric Broadcasting Company, Inc. the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 28th day of November 19 83

My commission expires MARILYN E. JOHNSON Notary Public, State of New York No. 60-1983375 Qual. in West. Co Certificate filed in New York County Commission Expires March 30, 19 85

Marilyn E. Johnson
Notary Public

(FOR RECORDING DATA ONLY)

Property address (1) 441 Murfreesboro Road
(2) 1406 Old Hickory Boulevard

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Knight Ridder Broadcasting, Inc.
1 Herald Plaza
Miami, Florida 33101

This instrument prepared by:
V. Robert Kiffney, Esq., General Electric Company, Schenectady, N.Y.

Map and Parcel Nos.
Map 159, Parcel No. 30;
Map 106-1, Parcel Nos. 120, 120.1, 121, 122, 123 and 125

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 7,500,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

H. Richard Eldredge
Affiant

Subscribed and sworn to before me, this 28th day of November 19 83

Marilyn E. Johnson
Notary Public

MARILYN E. JOHNSON Notary Public, State of New York No. 60-1983375 Qual. in West. Co Certificate filed in New York County Commission Expires March 30, 19 85

State tax	$	
Register's fee		.50
Recording fee		4.00
Total		

T.G. #

Return to:

Form 39 Revised 9/26/73

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

MST

EXHIBIT A TO DEED FROM
GENERAL ELECTRIC BROADCASTING CO., INC. TO
KNIGHT RIDDER BROADCASTING, INC.
PREMISES AT (a) 441 MURFREESBORO ROAD AND
(b) 1406 OLD HICKORY BOULEVARD, NASHVILLE, TENNESSEE

TRACT 1:

Land in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 3 and 32; parts of Lots Nos. 2, 4, 31, 33 and 35; part of a 16-foot alley lying between said lots; and part of an unnamed 50-foot street lying between said lots on the Plan of Mansfield Lots, as of record in Plan Book 1, Page 6, Chancery Court at Nashville, described according to a survey made by Turner Engineering Co., Consulting Engineers, March 21, 1961, and June 4, 1979, as follows:

Beginning at an iron pin in the southerly right-of-way of Murfreesboro Road, said point being westerly along said right-of-way 858.6' from the center line of Polk Avenue, and proceeding as follows: Leaving the right-of-way of Murfreesboro Road, South 4° 17' West a distance of 500.0' to an iron pin; thence, North 71° 10' West a distance of 240.2' to an iron pin; thence North 3° 06' East a distance of 500.0' to an iron pin in the south right-of-way of Murfreesboro Road; thence with said right-of-way, South 71° 45' East a distance of 250.0' to the point of beginning, and containing 2.72 acres, more or less.

Being the same property conveyed to WSIX, Inc., by deed from John W. Stevens, Jr., and Frank W. Stevens, of record in Book 3186, Page 299, Register's Office for Davidson County, Tennessee. General Electric Broadcasting Company, Inc. is successor in interest by merger to WSIX, Inc. as evidenced by a Certificate of Merger filed with the Tennessee Secretary of State in Corporation Record Book P-51, page 1800 and in Book 5440, page 204 of the Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 34, parts of Lots Nos. 2, 33 and 35, part of a 16-foot alley lying between said lots, and part of an unnamed 50-foot street lying between said lots on the plan of Mansfield Lots, as of record in Plan Book 1, Page 6, Chancery Court at Nashville, described as follows:

Beginning at an iron pin in the south right-of-way of Murfreesboro Road, said pin being westerly along the right-of-way a distance of 1108.6' from the centerline of Polk Avenue; thence leaving the right-of-way of Murfreesboro Road, South 3° 06' West a distance of 500.0' to an iron pin; thence North 71° 10' West a distance of 200.8' to a concrete monument; thence North 3° 06' East a distance of 497.6' to an iron pin in the south right-of-way of Murfreesboro Road; thence with said right-of-way, South 71° 45' East a distance of 200.0' to the point of beginning, containing 2.21 acres, more or less, per survey by Turner Engineering Company dated June 4, 1979.

Being part of the same property conveyed to General Electric Broadcasting Company, Inc., a New York corporation, by deed from Louis R. Draughon, and wife, Elizabeth Draughon, of record in Book 4018, Page 550, Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 11, 12, and 13 on the Map of Minton's Subdivision of Lots Nos. 1, 5 and 6 of the W. L. Nance Lands, as recorded in Book 161, Page 95, Register's Office for said County.

Said Lots 11, 12 and 13 are more particularly described as follows: Beginning at an iron pin in the southeast intersection of the rights-of-way of Murfreesboro Road and Parris Avenue; thence with the south right-of-way of Murfreesboro Road, South 71° 45' East a distance of 184.5' to an iron pin; thence leaving the south right-of-way of Murfreesboro Road, South 3° 06' West a distance of 162.0' to an iron pin in the northerly right-of-way of a 16-foot alley; thence with the northerly right-of-way of said alley, North 71° 45' West a distance of 184.5 feet to an iron pin in the easterly right-of-way of Parris Avenue; thence with said easterly right-of-way of Parris Avenue, North 3° 06' East a distance of 162.0' to the point of beginning, and containing 0.662 acres as per survey by Turner Engineering Company, dated June 15, 1979.

Being part of the same property conveyed to General Electric Broadcasting Company, Inc., a New York corporation, by deed from Louis R. Draughon and wife, Elizabeth Draughon, of record in Book 4018, Page 550, Register's Office for Davidson County, Tennessee.

TRACT 4:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot 21 and the East parts of Lots 22 and 23, and all of Lot No. 24 on the Map of Minton's Subdivision of Lots 1, 5 and 6 of the W. L. Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

Said Lots 21 and parts of Lots 22, 23 and 24 are more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way of Parris Avenue and the southerly right-of-way of a 16-foot alley, said iron pin being South 3° 06' West a distance of 178' from the right-of-way intersection of Murfreesboro Road and Parris Avenue; thence leaving the easterly right-of-way of Parris Avenue and running with the southerly right-of-way of a 16-foot alley, South 71° 45' East a distance of 184.5' to an iron pin; thence leaving the right-of-way of the alley, South 3° 06' West a distance of 241.0' to an iron pin; thence North 71° 45' West a distance of 184.5' to an iron pin in the easterly right-of-way of Parris Avenue; thence with said right-of-way, North 3° 06' East a distance of 91.0' to an iron pin; thence leaving said right-of-way, South 71° 45' East a distance of 115.0' to an iron pin; thence North 3° 06' East a distance of 90.0' to an iron pin; thence North 71° 45' West a distance of115.0' to an iron pin in the easterly right-of-way of Parris Avenue; thence with said right-of-way, North 3° 06' East a distance of 60.0' to the point of beginning, and containing 0.755 acres, more or less, per survey by Turner Engineering Company, dated June 5, 1979.

Being part of the same property conveyed to General Electric Broadcasting Company, Inc., a New York corporation, by deed from Louis R. Draughon and wife, Elizabeth Draughon, of record in Book 4018, Page 550, Register's Office for Davidson County, Tennessee.

TRACT 5:

Land in the Second Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the southeast corner of the tract herein-described, the northeast corner of the W. I. Bright, Jr. property, and on the westerly line of a tract owned by Henry Z. Lipscomb; thence North 87° 09' West a distance of 1292.9' to an iron pipe; thence North 86° 21' West a distance of 521.9' to an iron pin at an inner corner of a tract owned by Robert C. Fraser (formerly by Dr. Hasty); thence with above tracts, along the westerly line North 2° 40' East a distance of 1668.3' to an iron pin; thence, with T. C.

Summers Company southerly line, South 59° 08' East a distance of 578.0' to an iron pin; thence, continuing with same, South 47° 06' East a distance of 815.6' to an iron pin; thence continuing with same, South 89° 54' East a distance of 712.4' to an iron pin in the T. C. Summers Company line; thence with same in part South 4° 31' West a distance of 913.8' to the point of beginning, containing 48.62 acres, more or less, per survey by Turner Engineering Company, dated June 8, 1979.

Together with an easement for a 30-foot roadway leading from the above-described land to Old Hickory Boulevard, the center line of which is located and described as follows:

Beginning on a point in the north margin of Old Hickory Boulevard 15' west of a post in Lipscomb's (formerly Gardner's) west line and running thence North 2° 30' East a distance of 361'; thence North 14° 00' West a distance of 115'; thence North 34° 00' West a distance of 151'; thence North 60° 30' West a distance of 60'; thence North 78° 30' West a distance of 179'; thence South 71° 00' West a distance of 58'; thence South 45° 00' West a distance of 154 feet; thence South 88° 00' West a distance of 75'; thence North 58° 30' West a distance of 163'; thence North 71° 00' West a distance of 250'; thence North 57° 00' West a distance of 300'; thence North 43° 00' West a distance of 100'; thence North 0° 30' East a distance of 61' to a point in the south boundary line of the 48.62 acre tract described above, said point being 300 feet, more or less, South 86° 21' East from Robert C. Fraser's easterly corner.

Being the same property conveyed to WSIX, Inc., by deed from Louis R. Draughon, individually, and as Trustee for Jacquelyn Draughon, of record in Book 2298, Page 136, Register's Office for Davidson County, Tennessee. General Electric Broadcasting Company, Inc. is successor in interest by merger to WSIX, Inc. as evidenced by a Certificate of Merger filed with the Tennessee Secretary of State in Corporation Record Book P-51, page 1800 and in Book 5440, page 204 of the Register's Office for Davidson County, Tennessee.

H 8 8 8 8 7.

IDENTIF. REFERENCE

Nov 29 12 16 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

RUSH

11/29 19512.50-CHECK

5648

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6183 PAGE 493

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
		7500,000.00 CO		
			19500.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 19512.50-	
56484	11/29/83	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 8 8 8 7

IDENTIF. REFERENCE

Nov 29 12 16 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 996381