TENNESSEE WARRANTY DEED

5m 4-81

WARRANTY DEED

This Indenture, Made this 27th day of January, A.D. 19 84, between

MOONEY BROADCASTING CORPORATION (having since changed its name to SunGroup, Inc.)

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of Nashville in the State of Tennessee, party of the first part, and

WNQM, INC.

of Nashville, Tennessee, party of the second part.

Witnesseth: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR ($1.00) cash paid by WNQM, Inc., a Tennessee Corporation, and other good and valuable consideration to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged,

has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell, and convey unto the said party of the second part, the following described premises, to wit, situate in District No.:

ATTACHED HERETO

100212

IDENTIF. REFERENCE

JAN 27 11 45 AM '84

RUSH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 49,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 27th day of January, 1984.

My commission expires 6-24-87

Notary Public

This instrument prepared by Larry Perry, Esq. Address 107b W. Tennessee Ave., Oak Ridge, TN

Name of person or agency responsible for the payment of the real property taxes.

Name WNQM, Inc. Address 3314 West End Ave Nashville, TN 37203

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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 party of the second part, its heirs and assigns forever.

And the said party of the first part, for itself and for its heirs, executors and administrators, do es hereby covenant with the said party of the second part, its heirs and assigns, that it is lawfully seized in fee-simple of the premises above conveyed, and it has full power, authority and right to convey the same; that said premises are free from all encumbrances; and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In Witness Whereof the said party of the first part has hereunto set its hand and seal the day and year first above written.

MOONEY-WMAK, INC. (L. S.)
George Mooney, President

Signed, sealed and delivered in presence of:

_____ (L. S.)

_____ (L. S.)

_____ (L. S.)

STATE OF Tennessee
Davidson **County** } ss.

Personally appeared before me, Larry D. Peery, a Notary Public in and for said County, the within named bargainors George Mooney, President of Mooney-WMAK, Inc.

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 office this 27th day of January A.D. 1984

My Commission Expires 6-24-87, 19 ___ Larry D. Peery Notary Public.

DESCRIPTION

Thirty-nine (39) acres, more or less, near Nashville, Tennessee, at co-ordinates 360° 12' 32" N.; 86° 53' 42" W. with all towers, ground system, buildings and other improvements thereon, together with all equipment attached or appertaining thereto, and more particularly described as follows:

Land in the 13th formerly the 23rd, Civil District of Davidson County, Tennessee, bounded and described as follows: BOOK 6222 PAGE 69

BEGINNING at a point in the center of the Hydes Ferry Pike at the northwest corner of the 30-acre tract of land conveyed to Francis Howington by J.W. Howington, by deed of record in Book 86, page 610, Register's Office for said County; thence with the center of said Pike, north 79½ degrees west 35 poles; thence north 82¼ degrees west 8½ poles to a point opposite an old honey locust; thence north 82½ degrees west 46.66 poles; thence north 70 3/4 degrees west 3 poles to the northeast corner of the 40-acre tract of land conveyed to Edna Warren by J.W. Howington by deed of record in Book 86, page 604, said Register's Office; thence with the eastern boundary line of said tract in a southwesterly direction 50 poles, more or less, to a stake; thence in a southeasterly direction 30 poles, more or less, to a point on the north bank of the Cumberland River, being said Warren's southwest corner; thence with said River, north 86 degrees east 6 poles to a stake, thence south 85 degrees east 52 poles to a black locust pointer; thence south 77¼ degrees east 24 poles; thence south 71¼ degrees east 16.2 poles to a point at the southwest corner of the 30-acre tract above referred to; thence with the west boundary line of same, north 3 3/4 degrees west 83 poles, more or less, to the point of beginning, containing 46.22 acres, more or less.

Specifically excluded from the above, but included in the description, is the 3.78 acres conveyed to the Tennessee Central Railroad by warranty deed from WMAK, Inc., recorded in Book 4024, page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rufus W. Pafford and wife, Margaret S. Pafford, by deed from Samuel H. Dillard and wife, of record in Book 1132, page 582, said Register's Office, the said Margaret S. Pafford having since died.

And further being the same property conveyed to Volunteer State Broadcasting Company, Inc., by deed from Rufus W. Pafford and wife, Nina S. Pafford, of record in Book 2336, page 137, Register's Office for said County.

Specifically excluding, but included in the description above, all that certain tract or parcel of land in the Thirteenth (13th), formerly the Twenty-third (23rd) Civil District of Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

BEGINNING at a point common to the northeasterly corner of the property of Mooney Broadcasting Corporation (formerly Mooney-WMAK, Inc.), Grantor herein, and the southerly right-of-way line of Tennessee Central Railway Company, Grantee herein, said southerly right-of-way line being fifty (50) feet south of and measured at right angles to Tennessee Central Railway Company's main line to Hopkinsville, Kentucky; thence in a westerly direction along said southerly right-of-way line North 82° 38' West, a distance of three hundred thirty-seven (337) feet to a point; thence in a southeasterly direction South 18° 02' East, a distance of eight hundred fifty-one and ninety-eight one hundreths (851.98) feet, more or less, to a point in the common property line of Mooney Broadcasting Corporation (formerly Mooney-WMAK, Inc.) and J.S. Edney; thence in a northerly direction with said common property line of Mooney Broadcasting Corporation (formerly Mooney-WMAK, Inc.) and J.S. Edney, a distance of seven hundred seventy and fifteen one hundreths (770.15) feet, more or less, to a point at the place of beginning, containing three (3) acres, more or less.

RESERVING to Mooney Broadcasting Corporation, Grantor herein, its successors and assigns, an easement on said above-described property for guy wires and anchors therefor and an easement for ingress to and egress from said above-described property for the purpose of placing, replacing, servicing or removing said guy wires and anchors therefor.

BEING a portion of the same lands which Volunteer State Broadcasting Company, Inc., by its deed dated March 7, 1960, and recorded March 9, 1960, in the Register's Office of Davidson County, Tennessee, in Book 3047, page 215, transferred and conveyed to WCMI Radio, Inc., subsequently known as WMAK, Inc.

The record owner of the above real estate is Mooney Broadcasting Corporation of record in Book 4524, page 781, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			47000.00- CAMT.	
			122.20 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	134.70-
941BA01/27/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

100212

IDENTIF. REFERENCE

JAN 27 11 45 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 9745