Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Republic Broadcasting Corporation Suite 700 Three East Fourth St. Cincinnati, Ohio 45202	Same	Map 93-14 Parcel 571

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, SunGroup, Inc. (successor by amendment to charter to Mooney Broadcasting Corporation) (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Republic Broadcasting Corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

J. David Martin
Affiant President

Subscribed and sworn to before me this 25th day of June, 1985.

Lori J. Price
Notary Public
My Commission Expires: 6/16/87

NOTARY PUBLIC

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

2. Easement for utilities retained in Ordinance No. 72-368 of the Ordinances of Metropolitan Government of Nashville and Davidson County, Tennessee, a certified copy of record in Book 4659, page 7, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 4220, page 723, and in Book 6236, page 263, and restrictions as contained in the deed from Metropolitan Development and Housing Agency to Mooney Broadcasting Corporation of record in Book 4710, page 951, said Register's Office.

4. The recorded plan shows an Owner's Certificate, a 5 x 10 foot anchor easement in the easterly line of the lot, a 10 foot utility easement at the southeast corner of the lot, 40 foot utility easement running north and south through the approximate center of the lot and a 50 foot public utility easement crossing the westerly part of the lot, and also shows the following notation:

> "The building setback line is to be determined at time building permit is to be issued and in no case shall such setback be less than that specified by restrictive covenants as recorded in Book 4220, page 723, Register's Office for Davidson County, Tennessee."

This is improved property, known as 810 Division Street, 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, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of June, 1985, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

SUNGROUP, INC.

By: _____ - President
Frank A. Woods, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Lori S. Price, a Notary Public of the State and County aforesaid, personally appeared Frank A. Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of SunGroup, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of June, 1985.

Lori S. Price
Notary Public

My Commission Expires: 1-10-89

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Sixty-Seven Edgehill Estates, of record in Book 4595, page 179, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the northerly margin of Division Street at its intersection with the westerly margin of Alley No. 153; thence with the margin of said Street, westerly along a slight curve to the right, 300.57 feet to a monument; continuing with said Street, North 49 deg. 28' 15" West 22.73 feet to an iron pin at the beginning of a curve; thence around said curve northerly 39.11 feet to an iron pin in the easterly margin of 9th Avenue South; thence with the same, northerly along a slight curve to the left, 130.73 feet to an iron pin at the beginning of a curve; thence around said curve, northeasterly 33.77 feet to a monument in the southerly margin of Old Division Street; thence with the same, South 82 deg. 24' 15" East 170.01 feet to a monument at the beginning of a curve; thence around said curve, southeasterly 29.48 feet to an iron pin in the westerly margin of Alley No. 153; thence with the same, as follows: South 2 deg. 03' 15" West 106.35 feet to an iron pin; thence South 1 deg. 34' 15" East 64.85 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 31.42 feet to an iron pin; thence South 88 deg. 25' 45" West 10 feet to an iron pin thence South 1 deg. 34' 15" East 20 feet to an iron pin; thence North 88 deg. 25' 45" East 10 feet to an iron pin at the beginning of a curve; thence around said curve, southeasterly 31.42 feet to an iron pin; thence South 1 deg. 34' 15" East 10 feet to an iron pin; thence North 88 deg. 25' 45" East 10 feet to an iron pin; thence South 1 deg. 34' 15" East 22.19 feet to the point of beginning containing 1.385 acres, more or less.

Being the same property conveyed to Mooney-WMAK, Inc. by deed from Metropolitan Development and Housing Agency, of record in Book 4710, page 951, said Register's Office, and corrected and reconveyed to Mooney Broadcasting Corporation of record in Book 4740, page 787, Register's Office for Davidson County, Tennessee. By Articles of Amendment to Charter filed with the Secretary of State of Tennessee on April 21, 1983, the name of Mooney Broadcasting Corporation was changed to SunGroup, Inc.

J. I. 6. 2. 1. 3
IDENTIF. REFERENCE
JUN 28 12 16 PM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6592 PAGE 66

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

270000.00- CAMT.
702.00 CSTAX
.50 PREC
12.00 WDEED
CHECK 714.50-
2137A06/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 2. I. 3.

IDENTIF. REFERENCE

JUN 26 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148478