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kab389/12/16/85

FROM: SUDBRINK BROADCASTING OF TENNESSEE, INC.
TO: CENTRAL TENNESSEE BROADCASTING CORPORATION

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Central Tennessee Broadcasting Corporation c/o Price Communications Corporation 45 Rockefeller Plaza Suite 3201 New York, NY 10020	"Same"	Map - 41-8 Parcel - 17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Charles G. Ford
Affiant

Subscribed and sworn to before me, this the 30th day of DECEMBER, 1985.

B. Edwards - Dep. Reg.
~~Notary Public~~

~~My Comm. Expires:~~ _____

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sudbrink Broadcasting of Tennessee, Inc., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Central Tennessee Broadcasting Corporation, a Delaware corporation, herein called "GRANTEE", its successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B.

TO HAVE AND TO HOLD the said tract 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 it 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 on the attached Exhibit B; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 24 day of DECEMBER, 1985.

SUDBRINK BROADCASTING OF TENNESSEE, INC.

BY: _____

TITLE: _____

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Before me, VIRGINIA M HORKY, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT W. SUDBRINK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged HIM to be CHAIRMAN OF THE BOARD of Sudbrink Broadcasting of Tennessee, Inc., the within named bargainor, a corporation, and that HE as such CHAIRMAN, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HAND as CHAIRMAN.

Witness my hand and seal, at office in DELRAY BEACH, FLORIDA, this the 24 day of DECEMBER, 1985.

Virginia M. Horky
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 26, 1988
Bonded Thru Troy Fain-Insurance, Inc.

STATE OF FLORIDA
NOTARY PUBLIC
VIRGINIA M. HORKY

EXHIBIT A

A certain tract of land in Metropolitan Nashville-Davidson County, Tennessee, and being in the 10th Civil District of Davidson County, Tennessee, and being particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated October 7, 1980, as follows:

BEGINNING at an iron pin set on the northerly margin of Old Hickory Boulevard, said pin being north 27 degrees 13 minutes 03 seconds east, 30 feet from the centerline of Old Hickory Boulevard (the original point of beginning as described in existing deed). Said original point being 19' westerly of a point in the center of a concrete culvert and about 628 feet westerly of the centerline of Dickerson Pike as measured along the original center line of Old Hickory Boulevard; thence with the northerly margin of Old Hickory Boulevard with a curve to the left (radius 2835.0 feet) northwesterly a distance of 805.73 feet to an existing iron pin at the southeasterly corner of Lot No. 19 on the Plan of Hickory Acres Subdivision, Section 1, plan not of record; thence with the easterly line of Hickory Acres Subdivision, Section One and Section Two in part, north 15 degrees 39 minutes 00 seconds east, 508.48 feet to an iron pin set at a break in the easterly line of Lot 22, Hickory Acres Subdivision, Section Two, recorded in Book 2330, page 117, Register's Office for said County; thence with the easterly line of Hickory Acres, Section Two, north 25 degrees 08 minutes 55 seconds east, 669.95 feet to an existing concrete monument in the southerly line of Dalemere Subdivision, Section One, as of record in Book 2900, page 35, Register's Office for said County; thence with the southerly line of Dalemere Subdivision, Section One, south 86 degrees 52 minutes 52 seconds east, 296.12 feet to an iron pin set at the southwesterly corner of Lot 42, Dalemere Subdivision, Section Three as of record in Book 3300, page 6, Register's Office for said County; thence with the southerly line of Dalemere Subdivision, Section Three, south 87 degrees 18 minutes 02 seconds east 206.40 feet to a concrete monument on the westerly margin of Yoest Drive at the southwesterly corner of Dalemere Subdivision, Section Two, as of record in Book 2854, page 133, Register's Office for said County; thence with the southerly margin of Dalemere Subdivision, Section Two, south 86 degrees 44 minutes 52 seconds east 392.92 feet to an iron pin set at the northwest corner of Sam O. Nichols property; thence with the westerly line of Nichols, south 7 degrees 31 minutes 23 seconds west, 131.00 feet to an iron pin set in the westerly line of Frensly property; thence with the westerly line of Frensly, south 19 degrees 59 minutes 21 seconds west, 303.50 feet to an iron pin set in fence; thence continuing with the westerly line of Frensly, Carver and Caudle, south 25 degrees,04 minutes 08 seconds west 791.30 feet to an iron pin set at the northwesterly corner of J. D. Wright property; thence with Wright's westerly line, south 27 degrees 13 minutes 03 seconds west, 314.07 feet to the point of beginning, containing 27.69 acres, more or less.

Being the same property conveyed to Sudbrink Broadcasting of Tennessee, Inc., by deed from Billboard Broadcasting Corporation as of record in Book 5672, page 475, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

Permitted Encumbrances

1. Agreement for dedication of estimate for sanitary sewers, storm drainage, water mains and appurtenances as recorded in Book 6342, page 611, Register's Office for Davidson County, Tennessee.

2. Those matters shown on the Boundary Survey for Sudbrink Broadcasting of Tennessee, Inc., dated October 7, 1980, by Ragan-Smith-Murphy & Associates, Inc., bearing Job No. 77-020.

3. Easement for flow of branch as shown on survey prepared by Ragan-Smith-Murphy & Associates, dated March 7, 1977.

4. Rights, if any, of others with respect to that portion of the property embraced within the bounds of a cemetery, including ingress and egress thereto, as shown on survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated October 7, 1980.

64692

IDENTIFICATION REFERENCE

DEC 30 12 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

[illegible] 0- CRIT
493.74 CRTAX
.50 [illegible]
18.00 MORT
CHECK 505.24-
0092A12/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64692

IDENTIFICATION REFERENCE

Dec 30 12 44 PM '85

FELIX Z. WILSON (D) REGISTER
DAVIDSON COUNTY, TN

No. 205768