6437 TBC

BOOK 6754 PAGE 926

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Eimar Realty Corporation c/o Price Communications Corporation Rockefeller Plaza New York, NY 10020	Same	Map 93-13 Parcel 61

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 ONE MILLION, ONE HUNDRED, TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($1,125,000.00) in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Billboard Publications, Inc. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Eimar Realty 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 exceptions and items listed on Exhibit B, which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00.

Charles H. Frost
Affiant

Subscribed and sworn to before me this 3rd day of January, 1986

B Edwards - Dep. Reg
~~Notary Public~~
~~My Commission Expires:~~ _____

This is improved property, known as 14 Music Circle East, 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, Grantee's 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.

The conveyance for which this deed is given is expressly conditioned upon the lease back to Grantor of certain portions of the improvements to the Property, the terms and conditions of which lease are set forth in a separate writing and available for inspection in the offices of Grantor and/or Grantee.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of December, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BILLBOARD PUBLICATIONS, INC.

By: Georgina E. Challis
Georgina E. Challis

Title: Assistant Secretary
Assistant Secretary

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STATE OF Tennessee
COUNTY OF Davidson

Before me, Cheryl J. Morris, a Notary Public of the State and County aforesaid, personally appeared Georgina E. Challis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Asst. Secretary of Billboard Publications Inc., the within named bargainor, a corporation, and that she as such Asst Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Asst. Secretary

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 1985.

Cheryl J. Morris
Notary Public

My Commission Expires: 2-18-87

Exhibit A

Being a tract of land in the First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being Lot Nos. 2 and 3 shown on Section 114, Edgehill Estates of record in Book 5210, page 2, Register's Office for Davidson County, Tennessee, and part of Lot No. 322 on the Plan of McNairy's West Nashville Lots of record in Minute Book "C", page 136, Chancery Court at Nashville, located between Music Circle East, Division Street and Alley No. 233, and being more particularly described as follows:

Beginning at a point in the southerly margin of Music Circle East, as widened, at the northwest corner of Lot No, 2 and the Nashville Electric Service Substation of record in Book 3097, page 457, Register's Office for Davidson County; thence with said Music Circle East North 62 degrees 36 minutes East, 301.63 feet to the northeast corner of Lot No. 3; thence leaving said Music Circle East South 27 degrees 18 minutes East, 164.50 feet to a point in the northerly margin of Alley No. 233; thence, with said alley South 62 degrees 36 minutes West, 170.01 feet to a point; thence, continuing with said alley with a curve to the left 33.21 feet to a point, said curve having a radius of 35.00 feet, a central angle of 54 degrees 22 minutes and a tangent distance of 17.97 feet; thence, with a curve to the right 31.42 feet to a point in the northerly margin of Division Street, said curve having a radius of 20.00 feet, a central angle of 90 degrees 00 minutes, and a tangent distance of 20.00 feet; thence, with said Division Street North 81 degrees 46 minutes West, 92.87 feet to the southwest corner of Lot No. 2 and said Nashville Electric Service property; thence, leaving said Division Street North 27 degrees 18 minutes West, 129.58 feet to the point of beginning. Containing 49,728 square feet or 1.14 acres, more or less.

Being the same property conveyed to Billboard Publications, Inc. by deed from Metropolitan Development and Housing Agency of record in Book 5293, page 622, and Book 5293, page 628, and by deed from Nashville Chapter National Electrical Contractor's Association, a Tennessee corporation of record in Book 5219, page 532, Register's Office for Davidson County, Tennessee.

EXHIBIT B BOOK 6754 PAGE 939

EXCEPTIONS:

1. Restrictive Covenants set forth in Section "C" of Urban Renewal Plan for the Edgehill Urban Renewal Project, Tenn. R-59, filed for record in Book 4220, page 723, Register's Office for said County.

2. The Plan of record in Book 5210, page 2, said Register's Office, shows an Owner's certificate, a 15-foot easement for public utility purposes along a portion of the southerly line of said lot, and a 20-foot utility easement crossing the westerly portion of said lot, and certain notes to which reference is heremade.

3. Temporary construction easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, in deed of record in Book 5256, page 593, said Register's Office.

4. The survey of Barge, Waggoner, Sumner & Cannon, File No. 6493-03, dated June 29, 1979, revised July 6, 1979, August 8, 1979, August 21, 1979, and December 16, 1979, shows sanitary and storm sewers located within the 20-foot easement shown on the recorded plat, a 10-inch sewer line and overhead power and telephone lines located within the 15-foot easement shown on the recorded plat; a power pole with anchor encroaching on the southerly line, near the southeast entrance; an electric power line crossing the northeast corner serving building located on adjacent property; floodlight encroaching across east boundary attached to building located on adjacent property; and an encroachment, varying in width from 0.55 feet to 1.25 feet, of a curb along the southeasterly line of subject property onto a fifteen (15) foot alley (Alley No. 233). The company assumes no liability as to matters arising by reason of said encroachments.

5. The rights of parties in possession under the following leases, as previously described by Grantor to Grantee:

Lessee	Sq. Ft.	Rate	Expiration
VHR	104	$10.00/sq.ft.	9/30/86 with first right to extend
W. Robert Thompson	1,250	$9.15/sq.ft.	6/30/86

IDENTIFICATION REFERENCE

66026

JAN 3 | 32 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6754 PAGE 931

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
		1,125,000.00 CONV.		

2925.00 CSTAX
.50 PRFEE
15.00 WDE'D
CHECK 2940.50-
2532401/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660 2 6

IDENTIFICATION REFERENCE

JAN 3 1 32 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

No. 207372