BOOK 6928 PAGE 239

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1986

Notary Public

MY COMMISSION EXPIRES: Sept 9, 1989

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Willis & Knight, 215 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A & L Partnership (NAME)	Everett W. Lowe (NAME)	146 - 5
(STREET ADDRESS OR ROUTE NUMBER)	1017 16th Avenue, South (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tennessean Newspapers, Inc. and Nashville Banner Publishing Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A & L Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT A

This conveyance is subject to the following:

1. Taxes for 1986, which have been prorated between the parties and which are assumed by the Grantee.

2. All easements and contracts to which the above described property is servient whether such easements and contracts are apparent on the ground or are created by instruments of record.

24469

IDENTIFICATION REFERENCE

JUL 24 4 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hands this 24th day of July, 1986

TENNESSEAN NEWSPAPER, INC.

By: John Seigenthaler
John Seigenthaler
Its: President

NASHVILLE BANNER PUBLISHING COMPANY

By: Irby Simpkins
Irby Simpkins
Its: President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Evelyn Jones, a Notary Public within and for the State and County aforesaid, personally appeared John Seigenthaler and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the Tennessean Newspapers, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John Seigenthaler as such President, and attesting the same by the said John Seigenthaler as such President.

Witness my hand and official seal at office at _____ on this the 17th day of July, 1986.

My commission expires March 8, 1989 Evelyn Jones
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, of the State and County aforesaid, Irby Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of The Nashville Banner Publishing Company, a Tennessee corporation, the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and seal this the 17th day of July, 1986.

Evelyn Jones
Notary Public

My Commission Expires:

March 8, 1989

EXHIBIT A

Beginning at a point in the northwest line of Otter Creek Road, said point being marked by a stone fence post, said point also being a corner to the property of the grantor and the property of Lee Enoch; thence north 10° 20' west along said property line a distance of one thousand one hundred thirty-eight and sixty-nine hundredths (1,138.69) feet to a point, said point being a corner of the property of the grantor and Lee Enoch; thence south 55° 40' west (magnetic 1944-South 55° 24' west) forming an interior angle of 66° a distance of six hundred forty-five and fifty-seven hundredths (645.57) feet to a stake; thence south 34° 17' east, (magnetic 1944-south 34° 89' east) forming an interior angle of 90° 03', a distance of one thousand eighty-seven and forty-eight hundredths (1,087.48) feet to a stake, said stake being in the northwest line of said Otter Creek Road; thence north 41° 13' east, along said northwest line of said road, forming an interior angle of 75° 30' a distance of one hundred eighty-nine and forty-nine hundredths (189.49) feet to the point of beginning, containing ten (10) acres, more or less.

Being the same property conveyed to Nashville Radio Corporation, Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company by deed from the Louisville and Nashville Railroad Company, of record in Book 1291, Page 229, Register's Office for Davidson County, Tennessee, Nashville Radio Corporation having been dissolved as set forth in the minutes of that corporation, and its assets distributed to the Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company, as evidenced in this case by the Quitclaim Deed of this property to Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company dated February 2, 1972, recorded in Book 4574, Page 116, all in the office of the Register, Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			950[illegible].00- CAPITAL 266.00 CSTAX .50 PRFEE 9.00 MSCEL CHECK 275.50- 1840AC7/24/86 BNL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24469

IDENTIFICATION REFERENCE

JUL 24 4 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275116