60431

This Instrument Prepared By:

Glen Allen Civitts
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, Tennessee 37201

BOOK 7021 PAGE 254

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Reel Broadcasting Company, Inc. 230 Great Circle Road Nashville, Tennessee 37228	Reel Broadcasting Company, Inc. 230 Great Circle Road Nashville, Tennessee 37228	70-15-36

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, D.J.T., a Tennessee general partnership composed of W. Jack Davis and Michael W. Tune as the sole general partners (Larry W. Jernigan having withdrawn from the partnership on or about July 1, 1980), the GRANTOR herein, has bargained and by these presents does transfer and convey unto Reel Broadcasting Company, Inc., the GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Cumberland River, on the south by Mainstream Drive and lying east of Rhodes Golf Course, more particularly described as Lot 37E, on the plan of Metrocenter Section 8, of record in Book 5190, page 144, said Register's Office and described according to a survey of Barge, Waggoner, Sumner & Cannon, dated July 26, 1978, as follows:
>
> Beginning at a point in the northerly margin of Mainstream Drive, said point being approximately 1,089 feet from the center of Freeland Station Road; thence, leaving Mainstream Drive, N. 34 deg. 25' W, 330.00 feet to a point on the center of Flood protection levee; thence, N. 02 deg. 53' 09" E, 158.05 feet to a point in the low water line of Cumberland River; thence, N. 53 deg. 59' E. 114.26 feet with said low water line to a point; thence, leaving Cumberland River, S. 34 deg. 25' E, 458.91 feet to a point in the northerly margin of Mainstream Drive; thence S. 55 deg. 35' W, 210.00 feet to the point of beginning, containing 2.06 acres, more or less.
>
> Being the same property conveyed to Michael Tune, Larry Jernigan and Jack Davis, as D.J.T. Partnership, by deed from General Communications and Electronics, Inc., of record in Book 5420, page 669, Register's Office for Davidson County, 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 covenanant 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. GRANTOR does further covenant and bind itself, its heirs and representative to warrant and forever defend

the title to the said land to the said GRANTEE, its heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 9th day of October, 1986.

D.J.T., a Tennessee general partnership

By: W. Jack Davis
W. Jack Davis, general partner

By: Michael W. Tune
Michael W. Tune, general partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Cindy B. Duck, of the state and county aforesaid, personally appeared W. Jack Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of D.J.T., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and seal, this 27th day of October, 1986.

Cindy B. Duck
NOTARY PUBLIC

My Commission Expires:

7/23/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberly Anne Lovan, of the state and county aforesaid, personally appeared Michael W. Tune, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of D.J.T., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as a partner.

Witness my hand and seal, this 10th day of October, 1986.

Kimberly Anne Lovan
NOTARY PUBLIC

My Commission Expires:

9-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $580,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D.J.T., a Tennessee General Partnership

W. Jack Davis, general partner

Michael W. Tune, general partner

Sworn to and subscribed this 27th day of October, 1986.

NOTARY PUBLIC

My Commission Expires:

7/23/88

GAC/kws

IDENTIFICATION REFERENCE

56938

OCT 27 2 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			580000.00- CAMT,	
			1624.00 CSTAX	
			.50 PREF	
			9.00 WDEED	
			CHECK 1633.50-	
			0047A10/27/86 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56938

IDENTIFICATION REFERENCE

Oct 27 2 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04986