Prepared By: KING & BALLOW
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Tennessean Newspapers, Inc. 1100 Broadway Nashville, Tennessee 37203	SAME	43-14-8; 72-5-15; 72-5-17; 91-12-154 96-2-19; 130-1-27; 133-0-132;

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

NASHVILLE BANNER PUBLISHING COMPANY has this day bargained and sold, and does hereby transfer and convey unto TENNESSEAN NEWSPAPERS, INC., the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1 (43-14-8): Land in the Eleventh, formerly the Nineteenth Civil District of Davidson County, Tennessee, being the easterly 55 feet of the southerly 150 feet of Lot No. 12, on the Map of Miss O. R. Bixler's property, not of record.

According to a survey made by John Wilks, Civil Engineer, November 22, 1934, said part of Lot No. 12 fronts 55 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, with the westerly margin of Hankins Street, 150 feet to a dead line.

Being a part of the same property conveyed to TENNESSEAN NEWSPAPERS, INC. and NASHVILLE BANNER PUBLISHING CO., by deed from SOUTHERN HERITAGE, a partnership composed of LEROY BLANKENSHIP and WAYNE WALTERS, of record in Book 5330, page 196, Register's Office for Davidson County, Tennessee.

TRACT 2 (43-14-8): Land in Davidson County, Tennessee, being part of Lot No. 12 of a survey made by John Wilkes, for B. F. Bixler, on March 19, 1936, not of record, but being further described as follows:

Beginning at a point in the westerly margin of what is known or called Hankins Street and being the northeast corner of said Lot No. 12; thence with the westerly margin of said Hankins Street, and southerly 50 feet to a point; thence westerly 55 feet to a point; thence northerly 50 feet to the northerly margin of Lot No. 12; thence easterly with said northerly margin 55 feet to the place of the beginning, this being a lot 50 feet by 55 feet.

Being a part of the same property conveyed to TENNESSEAN NEWSPAPERS, INC. and NASHVILLE BANNER PUBLISHING CO., by deed from SOUTHERN HERITAGE, a partnership composed of LEROY BLANKENSHIP and WAYNE WALTERS, of record in Book 5330, page 196, Register's Office for Davidson County, Tennessee.

TRACT 3 (72-5-15): Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Section One, Rothwood, as of

record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 1 fronts 65 feet on the northerly side of Trinity Lane, and runs back between parallel lines, 185 feet to a dead line.

Included in the above description, but excluded therefrom is that part of said property conveyed to State of Tennessee, by deed from J. J. or Jesse James Clark and wife, Barbara Vaughn Clark, of record in Book 4093, page 650, Register's Office for said County.

Being the same property conveyed to THE NASHVILLE BANNER PUBLISHING COMPANY and TENNESSEAN NEWSPAPERS, INC. by deed from JESSE JAMES CLARK and wife, LAUDINE CLARK, of record in Book 5111, page 635, Register's Office for Davidson County, Tennessee.

TRACT 4 (72-5-17): LAND in Davidson County, Tennessee, described as follows:

Beginning at a point in the intersection of the center line of Pittway Drive and the center line of Trinity Lane; thence North 21 degrees 41 minutes West 58.1 feet to an iron pin located on the west right of way margin of Pittway Drive, the point of beginning; thence South 17 degrees West 11.5 feet to an iron pin; thence with a line along the north margin of Trinity Lane South 89 degrees 24 minutes West 137.6 feet to an iron pin; thence North 3 degrees 40 minutes East 175.93 feet to an iron pin; thence South 89 degrees 10 minutes East 140 feet to an iron pin in the west margin of Pittway Drive; thence with the margin of the same South 3 degrees 40 minutes West 161.5 feet to the point of beginning.

Being the same property conveyed to NASHVILLE BANNER PUBLISHING COMPANY and THE TENNESSEAN NEWSPAPERS, INCORPORATED, by deed from GULF OIL CORPORATION, of record in Book 5085, page 331, Register's Office for Davidson County, Tennessee.

TRACT 5 (91-12-154): Land in Davidson County, Tennessee, being Lots Nos. 522 and 524, Block No. 69, Plan of No. I, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 522 and 524 front together 60 feet on the southerly side of Alabama Avenue and run back between parallel lines with the easterly margin of 47th Avenue, North, formerly Sixth Street, 150 feet to an alley.

Being the same property conveyed to TENNESSEAN NEWSPAPERS, INC., and NASHVILLE BANNER PUBLISHING COMPANY, by deed from ROBERT A. MCDOWELL, THEODORE H. LIGHTFOOT, ROBERT L. MORRIS, JR. and W. DOUGLAS MAYNARD, of record in Book 5061, Page 735, Register's Office for Davidson County, Tennessee.

TRACT 6 (96-2-19): LAND in Davidson County, Tennessee, being Lot 1 on the Resubdivision of Lots 26, 27 and 28, on the Plan of Donelsonwood First Addition as of record in Book 5060, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot 1 fronts 132.28 feet on the southerly margin of Lebanon Pike and runs back between lines 237.33 feet on the northerly side line and 237.76 feet on the southerly side line to a broken line at the rear measuring 184.33 feet in the aggregate thereon.

BEING the same property conveyed to THE NASHVILLE BANNER PUBLISHING COMPANY and TENNESSEAN NEWSPAPERS, INC., by deed from JOHN H. NOEL, III, TRUSTEE, of record in Book 5147, Page 52, Register's Office for Davidson County, Tennessee.

TRACT 7 (130-1-27): Land in Davidson County, Tennessee, being a part of a certain lot in the 7th Civil District of Davidson County, Tennessee known as Lot No. 9 of map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, made by Blanchard & Parrish, not recorded which part of said lot is more particularly described as follows:

To find the place or point of beginning start at a point in the northwesterly right-of-way line of Louisville and Nashville Railroad Company, 882.86 feet distant southwestwardly from the southwest line of Page Road, if measured along said right-of-way line; thence northwestwardly along a line at right angles with the southeast boundary of Old Harding Road, said line being the dividing line between Lots Nos. 8 and 9, a distance of 70 feet to the place or point of beginning; running thence northwestwardly along the said dividing line between Lots Nos. 8 and 9, a distance of 155 feet to a point in the southeast boundary of Old Harding Road, a common corner of Lots Nos. 8 and 9; thence southwestwardly with said southeast boundary of road, a distance of 100 feet to a point, said point being a common corner of Lots Nos. 9 and 10; thence southeastwardly at right angles with the southeasterly boundary of Old Harding Road, along the boundary between said Lots Nos. 9 and 10, a distance of 151.4 feet to a point; thence in a northeasterly direction along a straight line a distance of 101 feet, more or less, to the point of beginning.

Being the same property conveyed to THE NASHVILLE BANNER PUBLISHING COMPANY and TENNESSEAN NEWSPAPERS, INC. by deed from J. P. ALLEY, MARY FRANCES WEST and VIRGINIA LOUISE SPAIN, of record in Book 5142, Page 463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for a water line granted to Nashville Suburban Utility District on June 24, 1955, recited in Book 2746, page 407, said Register's Office.

TRACT 8 (133-0-132): Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, and located northeast of the intersection of Trousdale Drive and Elysian Fields Road, more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated September 12, 1983, reinspected and updated October 25, 1984, as follows:

Beginning at a point in the westerly margin of Trousdale Drive, said point being approximately 2,000.00 feet northeast of the intersection of Trousdale Drive and Elysian Fields Road; thence, leaving margin of said Trousdale Drive, north 54 degrees 29 minutes 48 seconds west, 89.74 feet to a point in the easterly margin of Seaboard System Railroad; thence, in a northeasterly direction and a curve to the right having a central angle of 07 degrees 15 minutes 46 seconds, and a radius of 2,814.93 feet, 356.82 feet to a point in the westerly margin of Trousdale Drive; thence, along westerly margin of said Trousdale Drive and a curve to the right having a central angle of 09 degrees 01 minute 15 seconds, and a radius of 2,238.85 feet, 352.60 feet to the point of beginning, containing 18,730.00 square feet or 0.43 acre, more or less.

Being the same property conveyed to THE NASHVILLE BANNER PUBLISHING COMPANY and TENNESSEAN NEWSPAPERS, INC. by deed from THOMAS C. SCOTT, TRUSTEE, of record in Book 6513, page 891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee.

This is property known as 547 Old Hickory Boulevard, 707 Trinity Lane, 711 Trinity Lane, 4611 Alabama Avenue, 2843 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of an undivided interest in the above described real estate, has a good right to convey it and that the same is unencumbered, except as noted of record.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 129,497.00 .

Lawrence M. St. Cyr Jr.
AFFIANT

Subscribed and sworn to before me this 26th day of December, 1986.

Commission Expires: 3/8/89

Evelyn Jones
NOTARY PUBLIC

Whenever 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 26 day of December, 1986.

NASHVILLE BANNER PUBLISHING COMPANY

By: Brandon O Cuny

Title: Chairman of the Board

By:

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudia R. Allison, a Notary Public in and for said county and state, personally appeared Brownlee O. Currey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of the Board of NASHVILLE BANNER PUBLISHING COMPANY, the within named bargainor, a corporation, and that he as such Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chairman of the Board.

Witness my hand and seal, at office in Nashville, Tennessee, this 26 day of December, 1986.

Claudia R. Allison
NOTARY PUBLIC

My Commission Expires:

June 4, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Claudia R. Allison, a Notary Public in and for said county and state, personally appeared Irby C. Simpkins, Jr., 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 NASHVILLE BANNER PUBLISHING COMPANY, the within named bargainor, a corporation, and that he as such President, being authorized so to do, 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, at office in Nashville, Tennessee, this 26 day of December, 1986.

Claudia R. Allison
NOTARY PUBLIC

My Commission Expires:

June 4, 1990

7.63.06
IDENTIFICATION REFERENCE
Dec 29 2 40 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 7082 PAGE 741

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

129427.00 CAPT
368.50 CSTAX
.50 PRFEE
15.00 WDFEE
CHECK 373.00
1453A 12/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 8.0 6

IDENTIFICATION REFERENCE

Dec 29 2 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No27146