WARRANTY DEED BOOK 7318 PAGE 478

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Hicks Broadcasting Corporation of Tennessee 1907 No. Lamar Boulevard Austin, Texas 78705	Same	Map 73 Parcel 119 Map 74 Parcel 5

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, BUSINESS DEVELOPMENT CAPITAL LIMITED PARTNERSHIP-II, a Connecticut limited partnership, does hereby transfer and convey to HICKS BROADCASTING CORPORATION OF TENNESSEE, a Delaware corporation, a certain tract or parcel of real property (the "Property") in the 1st Civil District of Davidson County, Tennessee, described on Exhibit A attached hereto.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said HICKS BROADCASTING CORPORATION OF TENNESSEE, its successors and assigns forever.

The undersigned covenants with the said HICKS BROADCASTING CORPORATION OF TENNESSEE that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, subject to the following matters:

(1) Zoning and other governmental laws, ordinances, rules and regulations.

(2) An unrecorded agreement dated November, 1948 granting an easement for road purposes to Davidson County, Tennessee as follows:

BEGINNING IN THE CENTER OF NEELEY'S BEND ROAD AND IN THE SOUTHEAST CORNER OF THE O.N. WILLIAMS' PROPERTY OF RECORD AND DEED BOOK 2293, PAGE 251, THENCE RUNNING ALONG CENTER LINE OF NEELEY'S BEND ROAD SOUTH 07 DEGREES 46 MINUTES 59 SECONDS EAST 239.94 FEET TO A POINT IN THE NORTHWEST CORNER OF WILLIAM E. SHIPMAN PROPERTY OF RECORD AND DEED BOOK 5056, PAGE 467 R.O.D.C., TENNESSEE; THENCE ALONG

SHIPMAN'S NORTHWEST LINE SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST 30.96 FEET TO AN EXISTING IRON PIN; THENCE LEAVING SHIPMAN'S LINE AND RUNNING PARALLEL TO THE CENTER LINE OF NEELEY'S BEND ROAD NORTH 07 DEGREES 46 MINUTES 59 SECONDS WEST 240.01 FEET TO AN EXISTING IRON PIN IN THE SOUTHEAST LINE OF WILLIAMS' PROPERTY; THENCE ALONG WILLIAMS' LINE NORTH 68 DEGREES 02 MINUTES 29 SECONDS EAST 30.94 FEET TO THE POINT OF BEGINNING.

(3) 1987 taxes constitute a lien but the same are not yet due and payable. Map 73, Parcel 19; Map 74, Parcel 5.

(4) Easement granted to the United States of America by B.E. Shipman and wife, of record in Book 2246, page 61, Register of Davidson County, Tennessee.

(5) Title to any portion of the Property which may lie within the bounds of high and low water marks of the Cumberland River.

(6) The state of facts shown on the survey of the Property by Wamble & Associates, registered land surveyors, dated December 16, 1986, redated July 15, 1987.

The names and address of the mortgagees of the Property are as follows:

(a) Meritor Savings Bank
9th Floor
1234 Market Street
Philadelphia, PA 19107-3796

(b) Business Development Capital
Limited Partnership-II
c/o Foster Management Company
437 Madison Avenue
New York, NY 10022

(c) MVenture Corp.
MBank Building
1704 Main Street
Dallas, TX 75202

(d) Kemmerer Properties
Suite 1717, 120 Broadway
New York, NY 10271

(e) Sunwestern Ventures Company
Suite 1680, Three Forest Plaza
12221 Merit Drive
Dallas, TX 75251

The undersigned does further covenant and bind itself and its successors and assigns to warrant and forever defend that title to said land to the said HICKS

BROADCASTING CORPORATION OF TENNESSEE, its successors and assigns, against the lawful claims of all other persons or entities whomsoever, subject as aforesaid.

IN WITNESS WHEREOF, the undersigned limited partnership has executed this instrument by and through its authorized officer this 31st day of July, 1987.

BUSINESS DEVELOPMENT CAPITAL
LIMITED PARTNERSHIP-II

By: FC Partners, a general partner

By _____
Caroline H. Fleming
General Partner

STATE OF Pennsylvania
COUNTY OF Philadelphia

Before me, a Notary Public in the County and State aforesaid, personally appeared Caroline H. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of FC Partners, a general partner of Business Development Capital Limited Partnership-II, the within named bargainor, a limited partnership, and that she, as such general partner, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as general partner.

Witness my hand and official seal at Philadelphia, Pa. this 31st day of July, 1987.

_____
Notary Public

My Commission Expires:

NANCY C. PEAL NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES FEB 8 1988
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF VALUE

The actual consideration for this transfer is Two Hundred Fifty Thousand Dollars ($250,000).

_____
AFFIANT

1892U

BOOK 7318 PAGE 481

Sworn to and subscribed before me this 31st day of July, 1987.

Nancy C. Peay
NOTARY PUBLIC

My Commission Expires:

NANCY C. PEAY, NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES FEB 8, 1988
Member, Pennsylvania Association of Notaries

This Instrument
Prepared By:
[redacted]

RICHARD L. SCOTT, ESQ.
JOHNSON & SWANSON
100 FOUNDERS SQUARE
900 JACKSON STREET
DALLAS, TEXAS 75202-4499

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and beleif , the actual consideration for this transfer or value of the property transferred, which ever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x Ella W. Woodall
AFFIANT

Subscribed and sworn to before me this the 3rd day of August, 1987.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

NOTARY PUBLIC, DAVIDSON COUNTY, TENN.

5330

TENNESSEE REAL ESTATE TRANSFER TAX
AUG 6 11 27 AM '87
DAVIDSON COUNTY, TENN.

18920

Exhibit A

BEING A PARCEL OF LAND LOCATED IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY SIDE OF NEELEY'S BEND ROAD (HAVING A 60 FOOT UNRECORDED RIGHT-OF-WAY EASEMENT), BETWEEN MENEES LANE AND OVERTON ROAD AND BEING A PART OF LOT NUMBER ONE ON THE MAP SHOWING DIVISION OF ESTATE OF J.K.P. AND MATTIE G. HAMBLEN DATED SEPTEMBER 20, 1901 OF RECORD IN MINUTE BOOK 6, PAGE 366, OF THE COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY WAMBLE & ASSOCIATES REGISTERED LAND SURVEYOR NO. 1136 IN DECEMBER 1986, WITH ALL BEARINGS BEING REFERENCED TO MAGNETIC NORTH AS FOLLOW; TO WIT:

BEGINNING AT A POINT IN THE CENTER OF NEELEY'S BEND ROAD IN THE SOUTHEAST CORNER OF THE O.N. WILLIAMS PROPERTY OF RECORD AND DEED BOOK 2293, PAGE 251, R.O.D.C., TENNESSEE; RUNS THENCE ALONG THE CENTER OF NEELEY'S BEND ROAD SOUTH 7 DEGREES 46 MINUTES 59 SECONDS EAST 239.93 FEET TO A POINT IN THE NORTHEAST CORNER OF THE WILLIAM E. SHIPMAN PROPERTY OF RECORD AND DEED BOOK 5056, PAGE 467, R.O.D.C., TENNESSEE; THENCE LEAVING NEELEY'S BEND ROAD AND RUNNING ALONG SHIPMAN'S LINE SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST 3,208.91 FEET (PASSING AN EXISTING IRON PIN AT 30.96 FEET) TO THE LOW WATER LINE OF THE CUMBERLAND RIVER; THENCE, WITH LOW WATER MARK OF SAID RIVER AS FOLLOWS: THENCE, NORTH 15 DEGREES 21 MINUTES 06 SECONDS WEST 152.06 FEET TO A POINT; THENCE, NORTH 16 DEGREES 01 MINUTES 20 SECONDS WEST 117.91 FEET TO A POINT; THENCE, NORTH 15 DEGREES 32 MINUTES 26 SECONDS WEST 176.56 FEET TO A POINT; THENCE, NORTH 05 DEGREES 50 MINUTES 58 SECONDS WEST 103.71 FEET TO A POINT; THENCE, NORTH 04 DEGREES 42 MINUTES 08 SECONDS WEST 129.17 FEET TO A POINT; THENCE, NORTH 05 DEGREES 07 MINUTES 20 SECONDS WEST 120.31 FEET TO A POINT; THENCE, NORTH 04 DEGREES 23 MINUTES 43 SECONDS WEST 132.55 FEET TO A POINT IN THE SOUTHEAST PROPERTY LINE OF THE J.W. MENEES PROPERTY OF RECORD AND DEED BOOK 1425, PAGE 228, R.O.D.C., TENNESSEE; THENCE, LEAVING SAID RIVER AND RUNNING ALONG MENEES' LINE NORTH 67 DEGREES 43 MINUTES 51 SECONDS EAST 1,615.29 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE BOB WHISENANT'S PROPERTY OF RECORD AND DEED BOOK 6840, PAGE 262, R.O.D.C., TENNESSEE; THENCE, WITH WHISENANT'S WEST LINE SOUTH 09 DEGREES 55 MINUTES 40 SECONDS EAST 462.95 FEET TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE O.N. WILLIAMS' PROPERTY; THENCE ALONG WILLIAMS' WEST PROPERTY LINE SOUTH 10 DEGREES 07 MINUTES 03 SECONDS EAST 229.60 FEET TO A POINT AND WILLIAMS' SOUTHWEST CORNER; THENCE, ALONG WILLIAMS' SOUTHEAST LINE NORTH 68 DEGREES 02 MINUTES 29 SECONDS EAST 1,604.63 FEET (PASSING AN EXISTING IRON PIN AT 1,573.69 FEET) TO A POINT OF BEGINNING;

CONTAINING 1,864,522 SQUARE FEET OR 42.80 ACRES.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO AN UNRECORDED AGREEMENT DATED NOVEMBER, 1948, GRANTING AN EASEMENT FOR ROAD PURPOSES TO DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

BEGINNING IN THE CENTER OF NEELEY'S BEND ROAD AND IN THE SOUTHEAST CORNER OF THE O.N. WILLIAMS' PROPERTY OF RECORD AND DEED BOOK 2293, PAGE 251, THENCE RUNNING ALONG CENTER LINE OF NEELEY'S BEND ROAD SOUTH 07 DEGREES 46 MINUTES 59 SECONDS EAST 239.94 FEET TO A POINT IN THE NORTHWEST CORNER OF WILLIAM E. SHIPMAN PROPERTY OF RECORD AND DEED BOOK 5056, PAGE 467 R.O.D.C., TENNESSEE; THENCE ALONG SHIPMAN'S NORTHWEST LINE SOUTH 67 DEGREES 55 MINUTES 05 SECONDS WEST 30.96 FEET TO AN EXISTING IRON PIN; THENCE LEAVING SHIPMAN'S LINE AND RUNNING PARALLEL TO THE CENTER LINE OF NEELEY'S BEND ROAD NORTH 07 DEGREES 46 MINUTES 59 SECONDS WEST 240.01 FEET TO AN EXISTING IRON PIN IN THE SOUTHEAST LINE OF WILLIAMS' PROPERTY; THENCE ALONG WILLIAMS' LINE NORTH 68 DEGREES 02 MINUTES 29 SECONDS EAST 30.94 FEET TO THE POINT OF BEGINNING;

CONTAINING 7,199 SQUARE FEET OR 0.17 ACRES.

BEING THE SAME PROPERTY CONVEYED TO SKY COMMUNICATIONS, INC. BY DEED FROM GENERAL ELECTRIC BROADCASTING COMPANY, INC. ON NOVEMBER 28, 1983, AS OF RECORD IN DEED BOOK 6187, PAGE 964, R.O.D.C., TENNESSEE.and being the same property conveyed to Business Development Capital Limited Partnership-II by deed from Sky Communications, Inc. of record in Book 7280, page 94, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7318 PAGE 483

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

250000.00- CAMA
700.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 715.50-
8668A08/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 3 3 6 0

IDENTIFICATION REFERENCE

AUG 6 11 27 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 02652