File 60

This Instrument Prepared By:

GORDON & BOTTORFF, P.C.
Attorneys at Law
5201 Maryland Way
Brentwood, Tennessee 37027

BOOK 7534 PAGE 373

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
Ward Broadcasting Corp. 10 Music Circle East Nashville, Tennessee 37203	Owner	172-010A-106

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

David J. Stephens
Affiant

SUBSCRIBED AND SWORN TO before me, this 2nd day of May, 1988.

Mary Lynn Nicholl
Notary Public

My Commission Expires: 10-2-89

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HOMES BY HERITAGE, INC., a Tennessee corporation, (hereinafter the "GRANTOR") has bargained and sold, and by these presents does grant, transfer and convey unto WARD BROADCASTING CORP., a Delaware corporation, (hereinafter the "GRANTEE") and the GRANTEE'S successors and assigns, the following described real property located in Davidson County, Tennessee, to-wit:

Lot No. 106 on the revised Plat of Copperfield of record in Book 6900, page 145, Register's Office, Davidson County, Tennessee, to which said Plat reference is made for a more complete and accurate description.

Being part of the same property conveyed to Homes by Heritage, Inc., a Tennessee corporation, by Warranty Deed from Jack L. Langford and wife Ima F. Langford of record in Book 6737, page 209, and Warranty Deed from Thomas E. Smith and wife Louise Corbin Smith of record in Book 6737, page 212, Register's Office, Davidson County, Tennessee.

This conveyance is subject to:

1. All things and matters on the Plat of Copperfield, of record in Book 6900, pages 145 thru 149, Register's Office, Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Copperfield, of record in Book 7071, page 482, Register's Office, Davidson County, Tennessee.

3. 1988 real property taxes.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE and the GRANTEE'S successors and assigns, forever.

AND THE GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND THE GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the said GRANTEE and the GRANTEE'S successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed by a duly authorized officer this 2nd day of May, 1988.

GRANTOR:

HOMES BY HERITAGE, INC.

By: _____
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeard EDSEL CHARLES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Homes by Heritage, Inc., a Tennessee corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 2nd day of May, 1988.

_____
Notary Public

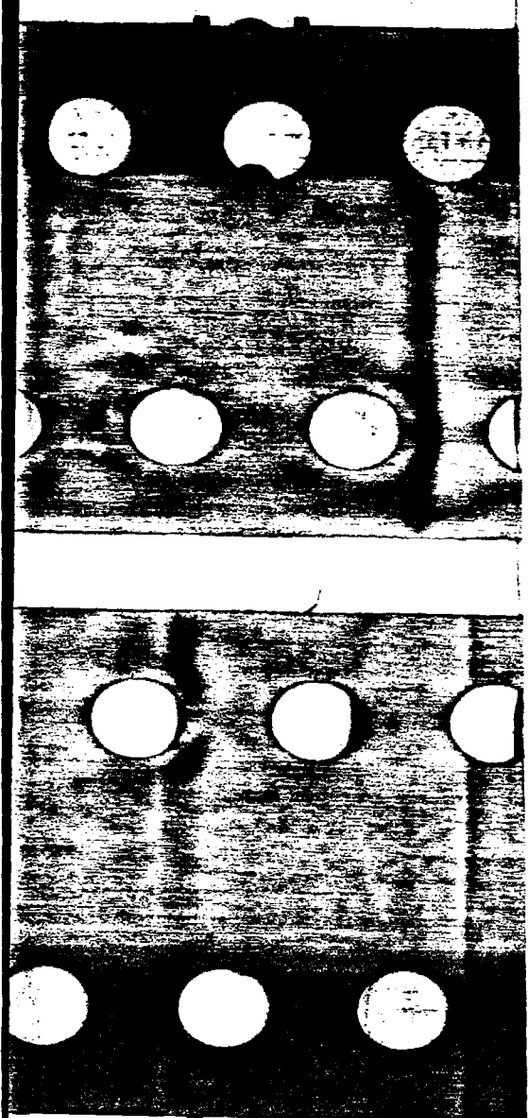
My Commission Expires: 10-2-89

27046

IDENTIFICATION REFERENCE

MAY 4 12 10 PM '88

FELIX Z. WILLIAMS, 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 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

CAMT
110000.00
CON TX 308.00
PRFEE 0.50
WDEED 6.00
TOTAL 314.50
CHECK 314.50

05/04/88 01 12:09 0001 3036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27046

IDENTIFI REFERENCE

MAY 4 12 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87314