Map-Parcel Numbers
41-116-12D 73337

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Address of New Owner:

Central Tennessee Broadcasting Corporation
c/o MT Communications, Inc.
5519 Hoback Glen Road
Hidden Hills, California 91302

Send Tax Bills to:

Central Tennessee Broadcasting Corporaton
c/o MT Communications, Inc.
5519 Hoback Glen Road
Hidden Hills, California 91302

WARRANTY DEED

THIS WARRANTY DEED made on this 20 day of December, 1988, by TVX OF NASHVILLE INC., formerly Television Corporation of Tennessee, a Virginia corporation, of 5501 Greenwich Road, Suite 300, Virginia Beach, Virginia 23462, to CENTRAL TENNESSEE BROADCASTING CORPORATION, a Tennessee corporation.

W I T N E S S E T H:

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, TVX of Nashville Inc., formerly Television Corporation of Tennessee, a Virginia corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey into Central Tennessee Broadcasting Corporation, a Tennessee corporation, hereinafter called the Grantees, their successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

See Exhibit A attached hereto and incorporated by reference as fully as though copied herein.

The property described in Exhibit A is conveyed subject to the following:

1. Easement 150 foot wide in favor of the United States of America, condemned in U.S. District Court, a certified copy being of record in Book 3068, Page 480, said Register's Office, for right of way for electric power and telephone lines.

2. A 50 foot wide roadway easement across the property as recorded pursuant ot a Mutual Grant and Declaration of Easements, as recorded in Deed Book 6199, Page 559, in said Register's Office for right of way for normal and reasonable vehicular ingress and egress.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns, forever, and we

do covenant with the said Grantees that we are lawfully seized and possessed of said in fee simple, have a good right to convey it, and the same is unemcumbered, unless otherwise herein set out,and we do further covenant and bind ourselves, our successors and assigns, against lawful claims of all person whomsoever.

THIS IS IMPROVED PROPERTY LOCATED OFF OF BRICK CHURCH PIKE, WHITES CREEK, TENNESSEE.

IN WITNESS WHEREOF, TVX of Nashville Inc. has caused this Warranty Deed to be executed by its duly authorized officer this 20 of December, 1988.

TVX OF NASHVILLE INC., a Virginia corporation

By _____
Title _____

(SEAL)

STATE OF NY
CITY/COUNTY OF NY, to-wit:

Before me, Ashor Fried, of the state and county aforementioned, personally appeared Alric-Elovitz, 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 Vice Pres of TVX of Nashville Inc., the within named bargainor, a corporation, and that he as such Vice Pres, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice Pres.

WITNESS my hand and seal, at office in NY, this 20 day of December, 1988.

Ashor Fried
Notary Public

(SEAL)

My Commission Expires:

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STATE OF NY
CITY/COUNTY OF NY, to-wit:

The actual consideration or value, whichever is greater, for this conveyance is $ 1,000,000.

CENTRAL TENNESSEE BROADCASTING CORPORATION, a Tennessee corporation

By _____
Title _____

(SEAL)

Subscribed and sworn to before me this 12 day of December, 1988.

_____
Notary Public

(SEAL)

My Commission Expires:

K90

THIS INSTRUMENT WAS PREPARED BY:

Michael B. Hamar
CLARK & STANT, P.C.
900 One Columbus Center
Virginia Beach, Virginia 23462
804/499-8800

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at an existing concrete monument that is 200 feet left of survey center line station 190+84.32 of I-24-9(4)40 said monument is also a northeasterly corner of property of Clarence W. Cone and wife, Sue Fite Cone, as recorded in Deed Book 1847, page 522 and proceeding as follows: with the westerly right of way line of I-24 the following 3 calls S 23°16'57" E 300.48 feet to a concrete monument; S 18°27'46" W 305.31 feet to a concrete monument; S 45°33'47" E 593.66 feet to a concrete monument that is 180 feet left of station 180+00; thence, with a severance line S 50°11'42" W 1,525.54 feet to an iron rod set on Cone's west line; thence N 51°35'57" W 798.10 feet to an iron rod set; thence, N 11°17'41" E 1,245.13 feet to an iron rod set, thence, S 86°46'59" E 1,091.55 feet to an iron rod set; thence, N 3°21'40" E 302.88 feet to the point of beginning and containing 45.49 acres, more or less.

TRACT NO. II:

A 50' wide roadway easement across the property of Clarence W. Cone and wife, Sue Fite Cone, as recorded in Deed Book 1847, page 522 extending 25 feet on both sides of a line described as follows:

Beginning at a point in Cone's south line in the center of an unnamed road said point being 360.10 feet westerly from the west right of way line of I-24 and proceeding as follows: N 15°24'39" W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet said curve has a chord bearing and distance of N 3°01'24" W 150.17 feet; thence, N 9°19'29" E 122.11 feet; thence, with a 175 foot radius curve to the left 140.79 feet said curve has a chord bearing and distance of N 13°40'59" W 137.02 feet; thence, N 36°43'49" W 114.44 feet; thence with a 913.08 foot radius curve to the left 199.21 feet said curve has a chord bearing and distance of N 42°58'49" W 198.81 feet; thence, N 49°13'50" W 112.72 feet; thence, with a 1,000 foot radius curve to the right 387.91 feet said curve has a chord bearing and distance of N 38°07'04" W 385.48 feet; thence N 27°00'18" W 4.01 feet; thence, with a 2,462.21 foot radius curve to the right

375.57 feet said curve has a chord bearing and distance of N 22°38'07" W 375.20 feet; thence, with a 340 foot radius curve to the left 159.31 feet said curve has a chord bearing and distance of N 31°41'19" W 157.86 feet; thence, N 45°06'43" W 134.38 feet; thence with an 800 foot radius curve to the right 504.76 feet said curve has a chord bearing and distance of N 27°02'12" W 496.43 feet; thence with a 478.33 foot radius curve to the left 175.33 feet said curve has a chord bearing and distance of N 19°27'38" W 174.35 feet; thence N 29°57'45" W 293.72 feet; thence, with a 778.15 foot radius curve to the right 149.54 feet said curve has a chord bearing and distance of N 24°27'26" W 149.31 feet; thence, N 18°57'07" W 334.65 feet; thence, with a 2,576.73 foot radius curve to the left 199.90 feet said curve has a chord bearing and distance of N 21°10'28" W 199.85 feet; thence N 23°23'49" W 45.01 feet; thence, with a 1,145.38 foot radius curve to the left 385.82 feet said curve has a chord bearing and distance of N 33°02'47" W 384.00 feet; thence, with a 190 foot radius curve to the right 293.93 feet said curve has a chord bearing and distance of N 1°37'16" E 265.48 feet; thence, with a 1,998.12 foot radius curve to the left 277.01 feet said curve has a chord bearing and distance of N 41°58'04" E 276.79 feet; thence, N 37°59'46" E 209.03 feet; thence with a 150 foot radius curve to the left 201.96 feet said curve has a chord bearing and distance of N 0°34'28" W 187.04 feet; thence, N 39°08'43" W 35.69 feet; thence, with a 220 foot radius curve to the left 209.96 feet said curve has a chord bearing and distance of N 66°29'08" W 202.08 feet; thence, S 86°10'26" W 229.16 feet; thence, with a 150 foot radius curve to the right 205.00 feet said curve has a chord bearing and distance of N 54°40'28" W 189.41 feet; thence, N 15°31'23" W 105.46 feet to a point on the southeasterly boundary line of 45.49 acre tower site said point is S 50°11'42" W 858.79 feet from a concrete highway marker that is 150 feet left of survey center line station 180+00 of I-24-9(4)40 said monument is also southeasterly of said tower site.

This easement crosses a T.V.A. transmission line easement and shall be subject to any limitations placed thereon by the T.V.A. Total area contained in this easement is 6.67 acres.

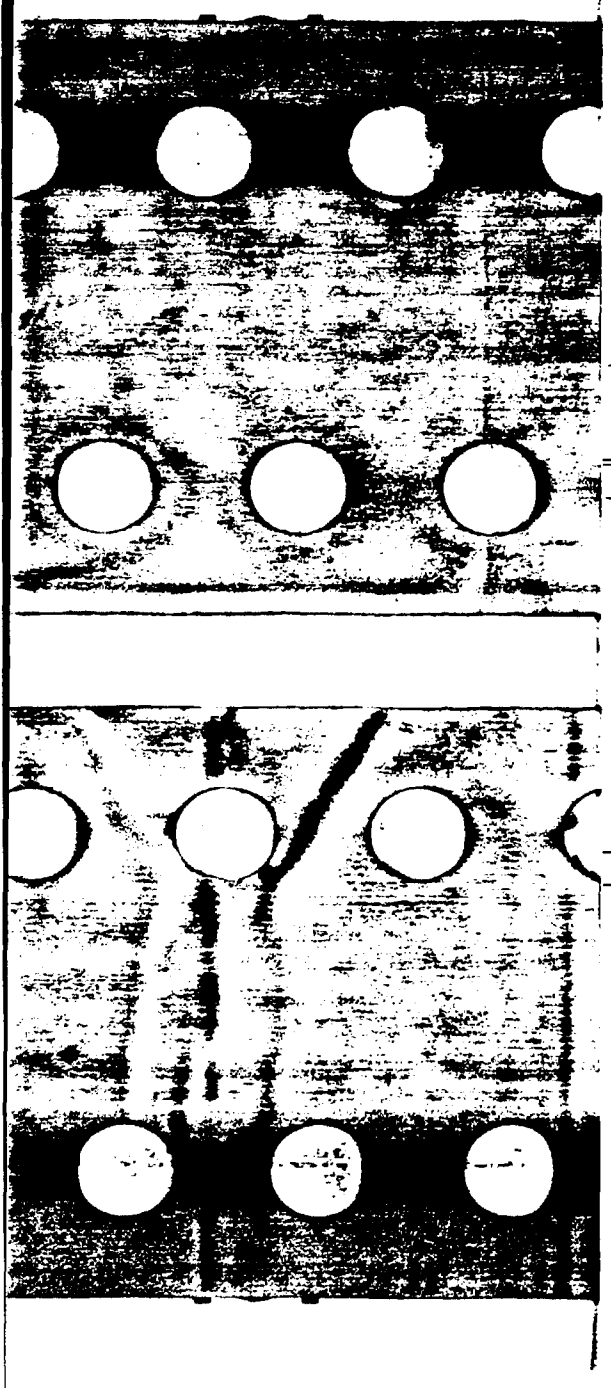
TRACT NOS. I and II being the same property conveyed to Television Corporation of Tennessee, a Virginia corporation (mistakenly identified as a Tennessee corporation) by deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6199, page 544, Register's Office for Davidson County, Tennessee.

mbh/90079/000
wd.ctb.c

RUSH

Dec 28 10 57 AM '98 [illegible]

9 9 9 7



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

CAMT
1100000.00
CON TX 3630.00
PRFEE 0.50
WDEED 15.00
TOTAL 3645.50
CHECK 3645.50

12/28/88 01 11:58 0001 1642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96967.

IDENTIFICATION

Dec 28 11 57 AM '88

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TENN.

No. 167768