BOOK 7878 PAGE 982

PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

SPECIAL WARRANTY DEED

0740 06/30 0131 03D-ESM 9021.50

ADDRESS NEW OWNER AS FOLLOWS:

YOUNG BROADCASTING OF NASHVLILE, INC.
3 East 54th Street
New York, New York 10022

SEND TAX BILLS TO:

SAME

MORTGAGEE:

MAP & PARCEL NO.:

Map 106-1
Parcel 121 and Part 120.1; and
Map 159, Parcel 30

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, KNIGHT-RIDDER BROADCASTING, INC., has this day bargained and sold, and does hereby transfer and convey unto YOUNG BROADCASTING OF NASHVILLE, INC., the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1: (Map 106-1, Parcels 121 and Part 120.1)

Land in the First Civil District of Davidson County, Tennessee, described according to a survey made by M&K, Inc., Engineering, Planners and Surveyors, June 23, 1989, as follows:

Beginning at an iron pin, said pin being in the southerly margin of Murfreesboro Road;

Thence, with said margin of Murfreesboro Road, South 70 degrees 00 minutes 00 seconds East, 279.35 feet to an iron pin;

Thence, leaving said margin of Murfreesboro Road, South 06 degrees 04 minutes 04 seconds West, 499.59 feet to an iron pin;

Thence, North 69 degrees 27 minutes 16 seconds West, 441.06 feet to an iron pin;

Thence, North 04 degrees 55 minutes 41 seconds East, 78.48 feet to an iron pin;

Thence, South 69 degrees 58 minutes 47 seconds West, 172.04 feet to an iron pin;

Thence, North 04 degrees 46 minutes, 19 seconds East 419.71 feet to the point of beginning, containing 3.34 acres, more or less.

JUN 30 2 10 PM 1989

TRACT 2: (Map 159, Parcel 30)

Land in the Second Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin at the southeast corner of the tract herein described, the northeast corner of the W. I. Bright, Jr. property, and on the westerly line of a tract owned by Henry Z. Lipscomb; thence North 87 09' West a distance of 1292.9' to an iron pipe; thence North 86 21' West a distance of 521.9' to an iron pin at an inner corner of a tract owned by Robert c. Fraser (formerly by Dr. Hasty); thence with above tracts, along the westerly line North 2 40' East a distance of 1668.3' to an iron pin; thence, with T. C. Summers Company southerly line, South 59 08' East a distance of 578.0' to an iron pin; thence, continuing with same, South 47 06' East a distance of 815.6' to an iron pin; thence continuing with same, South 89 54' East a distance of 712.4' to an iron pin in the T. C. Summers Company line; thence with same in part South 4 31' West a distance of 913.8' to the point of beginning, containing 48.62 acres, more or less, per survey by Turner Engineering Company, dated June 8, 1979.

Together with an easement for a 30-foot roadway leading from the above-described land to Old Hickory Boulevard, the center line of which is located and described as follows:

Beginning on a point in the north margin of Old Hickory Boulevard 15' west of a post in Lipscomb's (formerly Gardner's) west line and running thence North 2 30' East a distance of 361'; thence North 14 00' West a distance of 115'; thence North 34 00' West a distance of 151'; thence North 60 30' West a distance of 60'; thence North 78 30' West a distance of 179'; thence South 71 00' West a distance of 58'; thence South 45 00' West a distance of 154 feet; thence South 88 00' West a distance of 75'; thence North 58 30' West a distance of 163'; thence North 71 00' West a distance of 250'; thence North 57 00' West a distance of 300'; thence North 43 00' West a distance of 100'; thence North 0 30' East a distance of 61' to a point in the south boundary line of the 48.62 acre tract described above, said point being 300 feet, more or less, South 86 21' East from Robert C. Fraser's easterly corner.

BEING part of the same property conveyed to KNIGHT RIDDER BROADCASTING, INC., by deed from GENERAL ELECTRIC BROADCASTING COMPANY, INC., of record in Book 6183, page 489, Register's Office for Davidson County, Tennessee.

This is improved property known as 441 Murfreesboro Road, Nashville, Tennessee 37210 (TRACT 1) and 1406 Old Hickory Boulevard, Brentwood, Tennessee 37027 (TRACT 2).

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, subject to those encumbrances, liens, covenants, conditions and restrictions and other matters set

forth in Exhibit "A" attached hereto, all liens for taxes not yet due and payable and all other matters of record in Davidson County, Tennessee.

Grantor hereby warrants and shall defend the title against acts of the Grantor and none other, subject to the matters referred to above.

STATE OF _____)
COUNTY OF _____)

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

_____
AFFIANT

Subscribed and sworn to before me this _____ day of _____, 1989.

Commission Expires:_____ _____
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 my hand this 28th day of June, 1989, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

KNIGHT RIDDER BROADCASTING, INC.

By: H. Richard Eldredge
Exec V.P.

STATE OF Florida)
COUNTY OF Dade)

Before me, JOAN MATELIS, a Notary Public of the State and County aforesaid, personally appeared H. Richard ELDREDGE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Executive Vice President of KNIGHT RIDDER BROADCASTING, INC., the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as _____.

Witness my hand and seal at office this 28th day of June, 1989.

Joan Matelis
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: JUNE 10, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT A

The real estate herein described is subject to the following encumbrances, liens, covenants, conditions and restrictions and other matters, to-wit:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Community property, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the insured.

6. Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.

7. Reservations contained in Patent from the United States of America or State where the land described in Schedule A is located.

8. Restrictive Covenants affecting the property described in Schedule A.

9. Taxes for the years 1989 and thereafter, Map & Parcel Nos. 106-01-0 120.01, 106-01-0 121.00, and 159-00-0 030.00.

10. Subject to any and all covenants, easements, restrictions and reservations of record as may be in force and affect said real estate as enunciated in Knight Ridder Broadcasting, Inc.'s deed of record in Book 6183, page 489, Register's Office for Davidson County, Tennessee.

11. Subject to the Sanitary Sewers and/or Storm Drainage Easements of record in Book 3770, page 530, Book 3857, page 591, and Book 5205, page 175, Register's Office for Davidson County, Tennessee (Tract 1).

12. 30-year Lease dated November 28, 1983 between Knight-Ridder Broadcasting, Inc., as lessor, and Sky Communications, Inc., as lessee, for tower space and space in transmitter building located at 1406 Old Hickory Boulevard, Brentwood, Tennessee, of record in Book 6183, page 498, Register's Office for Davidson County, Tennessee.

13. Knight-Ridder Broadcasting, Inc. has advised that the property herein described is also subject to the following unrecorded leases, to-wit:

a) Lease dated November 25, 1986 between WKRN-TV Knight-Ridder Broadcasting, as lessor, and Motorola Communications and Electronics, Inc., as lessee, for tower space for communications antennas on the WKRN transmitter tower located at 1406 Old Hickory Boulevard, Brentwood, Tennessee;

b) Lease dated March 13, 1986 of a tract of land at WKRN tower site located at 1406 Old Hickory Boulevard, Brentwood, Tennessee from WKRN-TV to Telpage of Nashville, Inc. in exchange for quiet enjoyment of microwave facilities at Lot 6, Anell Drive, Murfreesboro, Tennessee and at Martin Street, Clarksville, Tennessee;

c) Lease dated February 19, 1985 between WKRN-TV, as lessor, and the Drug Enforcement Administration, as lessee, for tower space on the WKRN transmitter tower located at 1406 Old Hickory Boulevard, Brentwood, Tennessee;

d) Lease dated January 1, 1983 between General Electric Broadcasting Company, Inc., as lessor, and Charles Dillard, as lessee, for residential building located on TV transmitter site at 1406 Old Hickory Boulevard, Brentwood, Tennessee;

e) Lease dated March 12, 1985 between WKRN-TV, as lessor, and Melrose Electronics, as lessee, for tower space on the WKRN transmitter tower located at 1406 Old Hickory Boulevard, Brentwood, Tennessee;

f) Lease dated December 10, 1973 between General Electric Broadcasting Co., Inc., as lessor, and the Metropolitan Board of Education, Nashville, Tennessee, as lessee, for tower space and space in transmitter building located at 1406 Old Hickory Boulevard, Brentwood, Tennessee;

g) Letter Agreement dated May 13, 1985 by Knight-Ridder Broadcasting, Inc., to install, operate and maintain a remote control system for the Metropolitan Board of Public Education at the WKRN main studio located at 441 Murfreesboro Road, Brentwood, Tennessee; and,

h) Operating and Maintenance Agreement between General Electric Broadcasting Company, Inc. and the Metropolitan Board of Education, Nashville, Tennessee dated December 10, 1973 pursuant to which General Electric agreed to operate from its transmitter site located at 1406 Old Hickory Boulevard, Brentwood, Tennessee or from its main studios located at 441 Murfreesboro Road, Nashville, Tennessee, the Board's transmitter and to maintain the Board's transmitting, transmission line, antenna and associated auxiliary equipment.

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STATE OF New York)
)
COUNTY OF New York)

The actual consideration or value whichever is greater for this transfer is $ 3,100,000.00.

Affiant

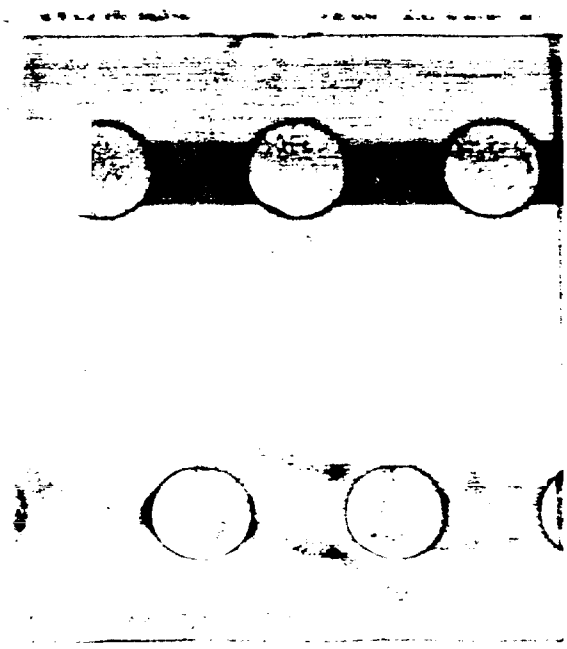
Subscribed and sworn to before me, as of the 25th day of June, 1989.

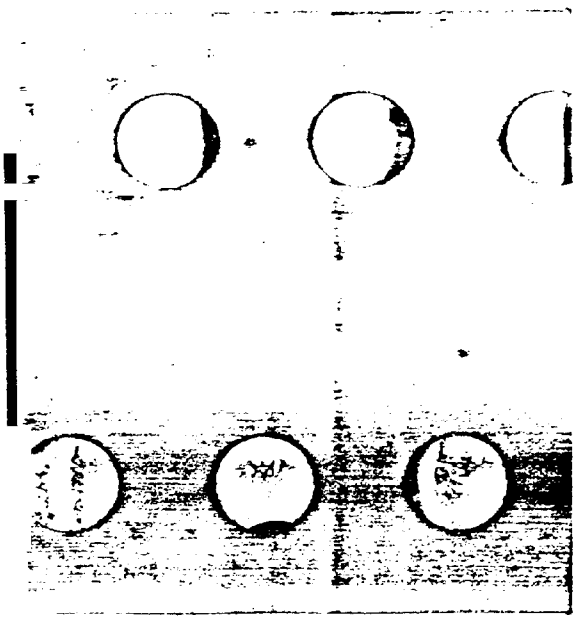
Notary Public

My Commission Expires:

(seal)

H. FRANCES KLEINER
Notary Public, State of New York
No. 31-4867585
Qualified in New York County
Commission Expires July 21, 19





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

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DON TX 9900.00
PRFEE 0.50
MISC 22.00
TOTAL 9922.50
CHECK 9922.5

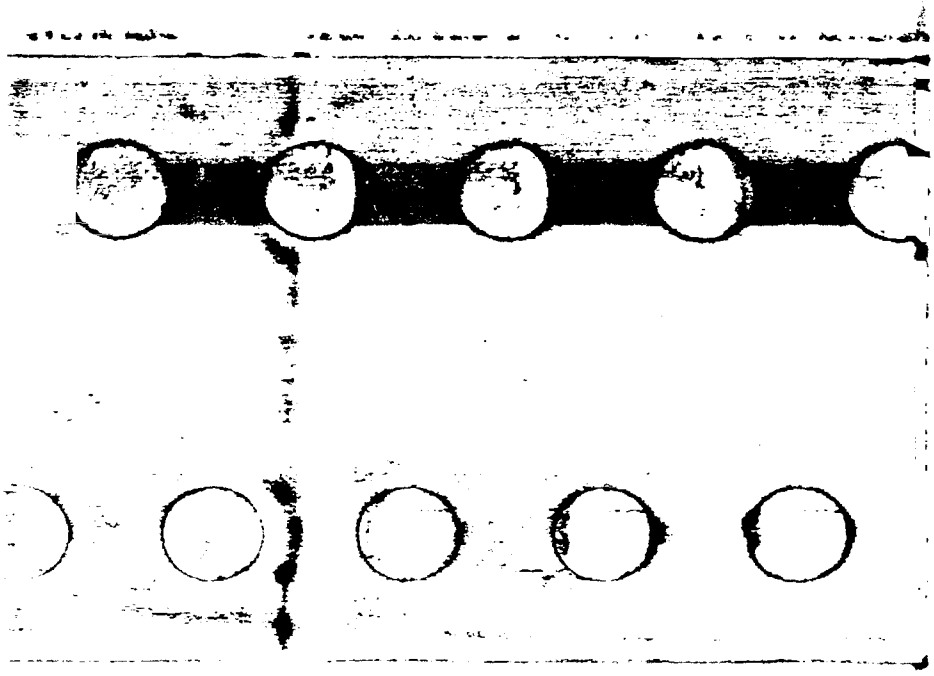
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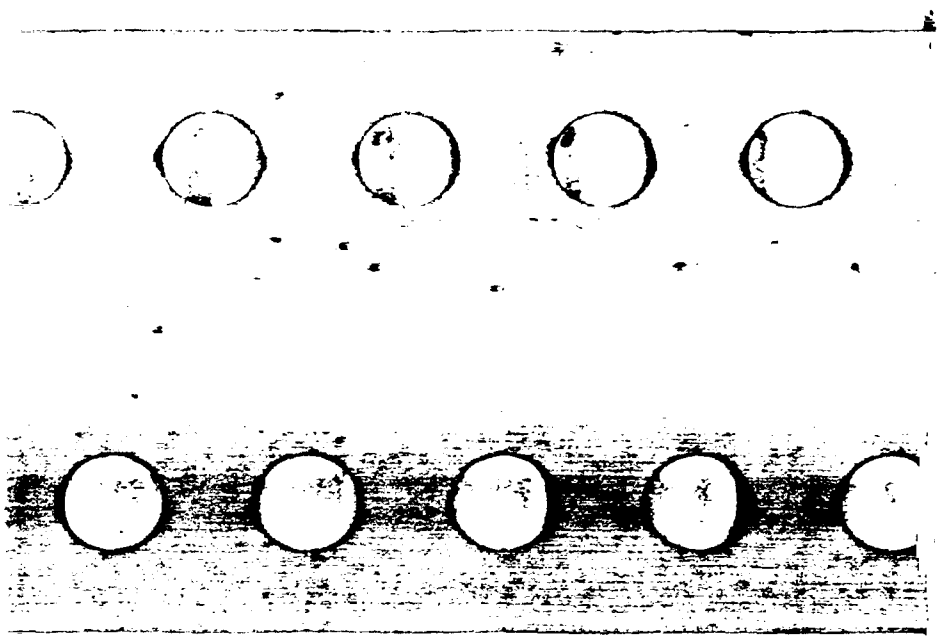
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45887

JUN 30 2 10 PM '89

No. 225213





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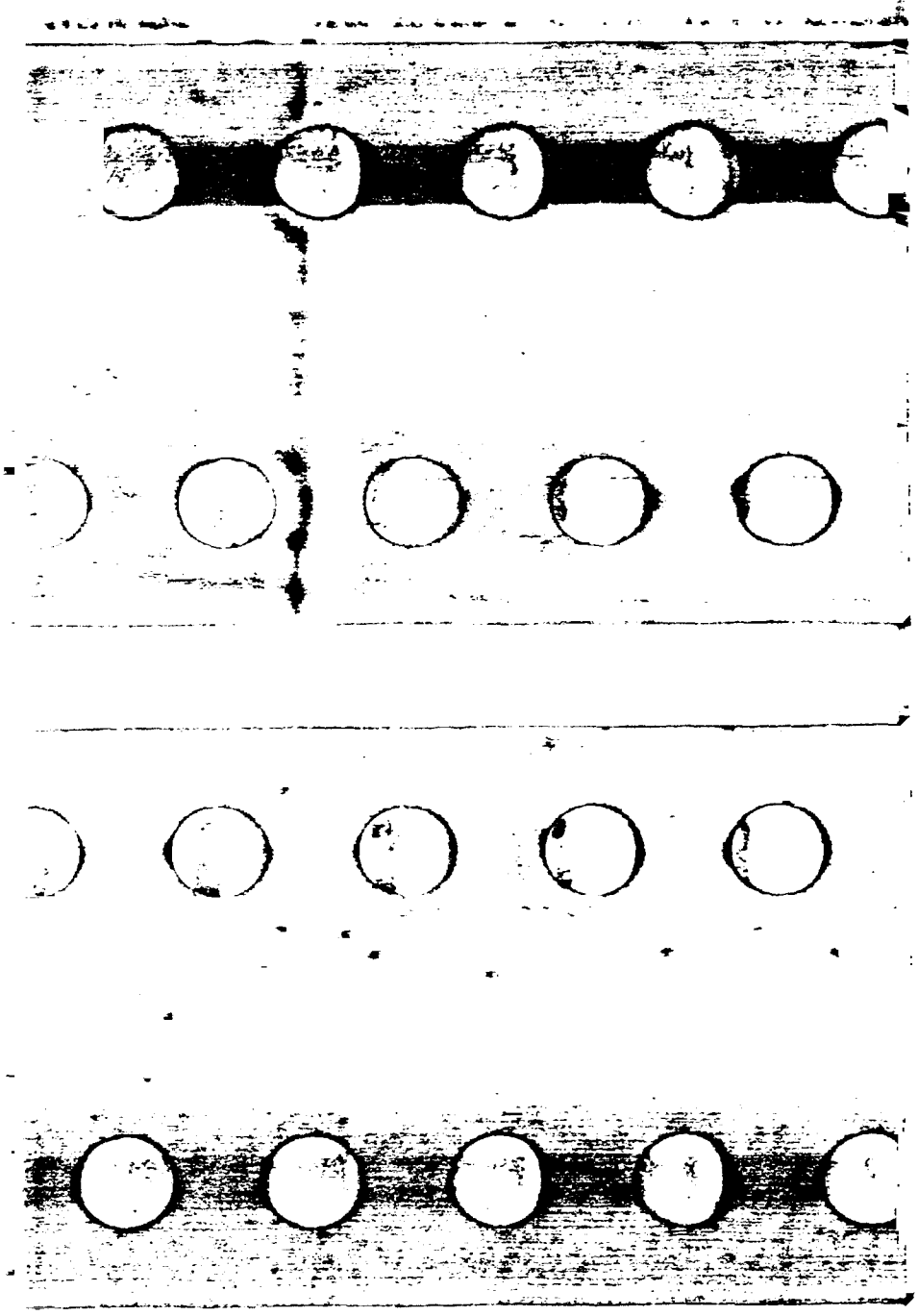
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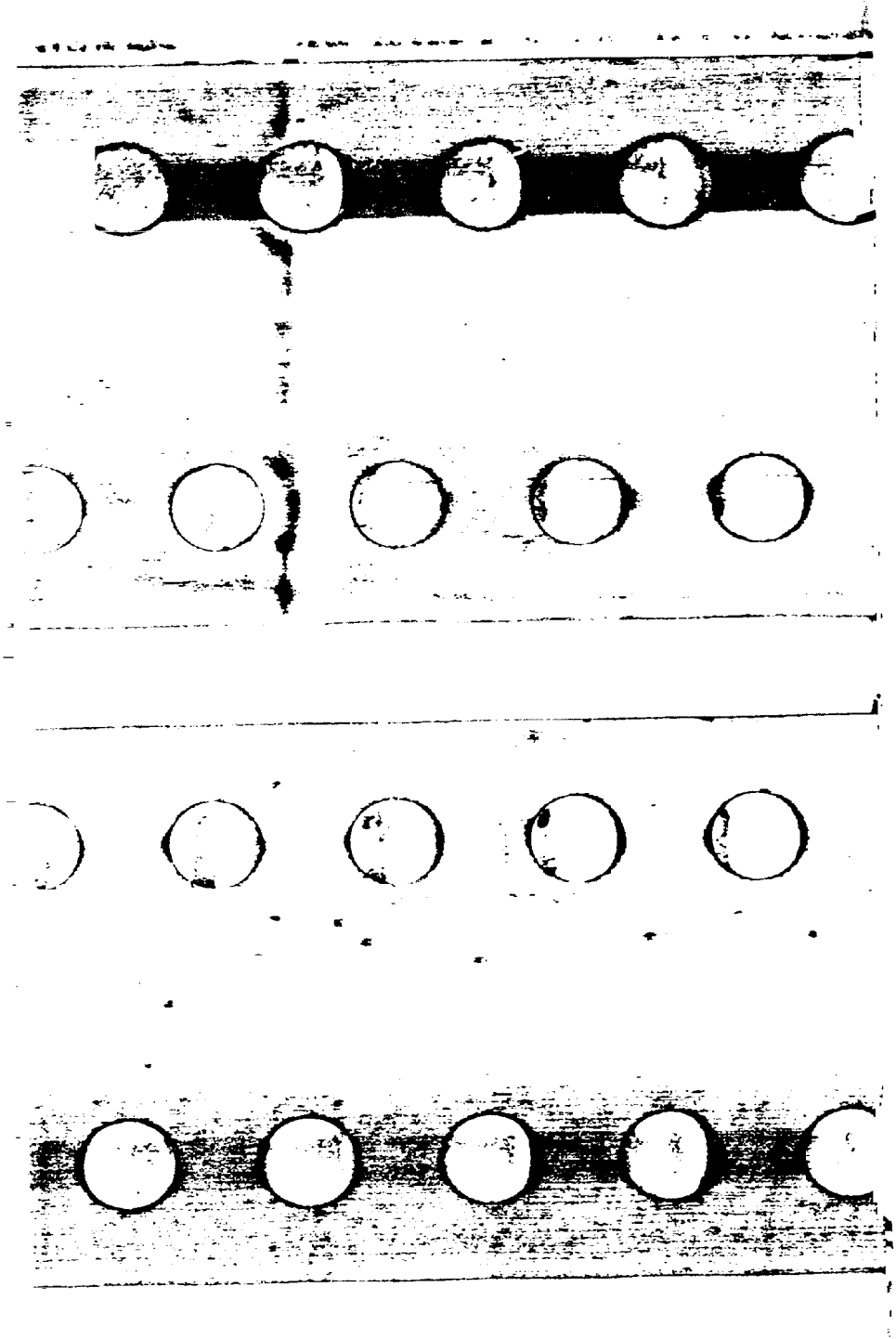
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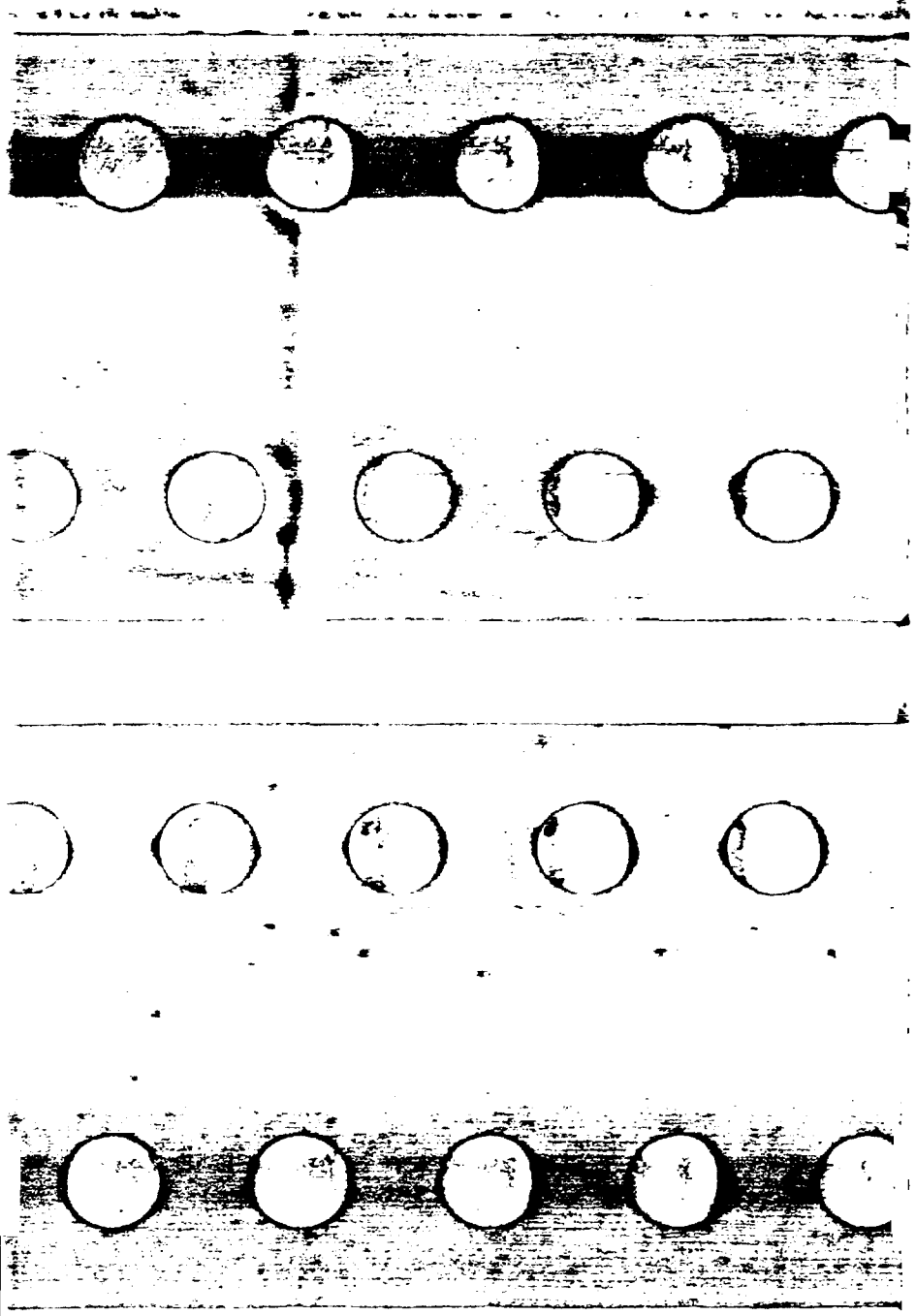
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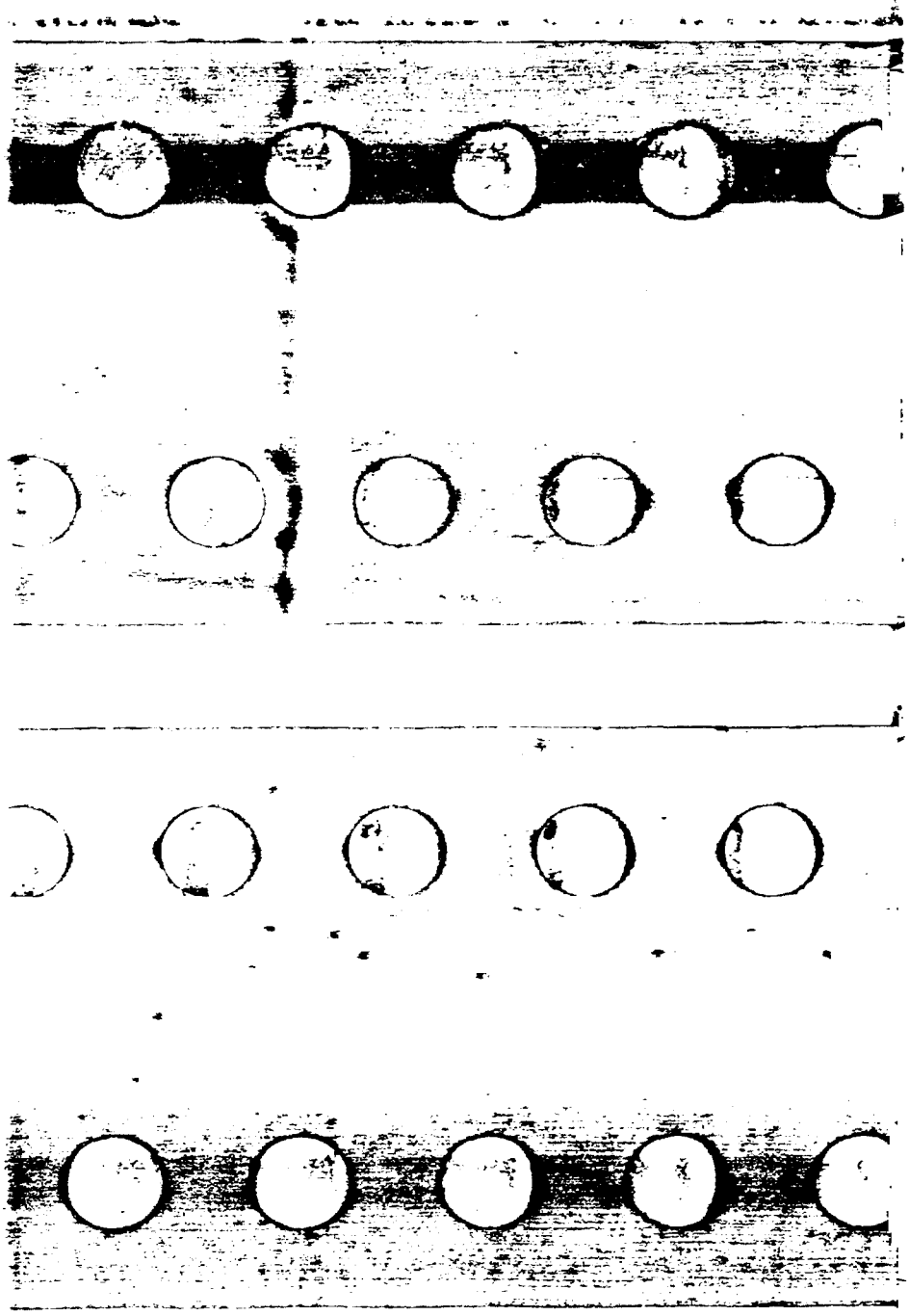
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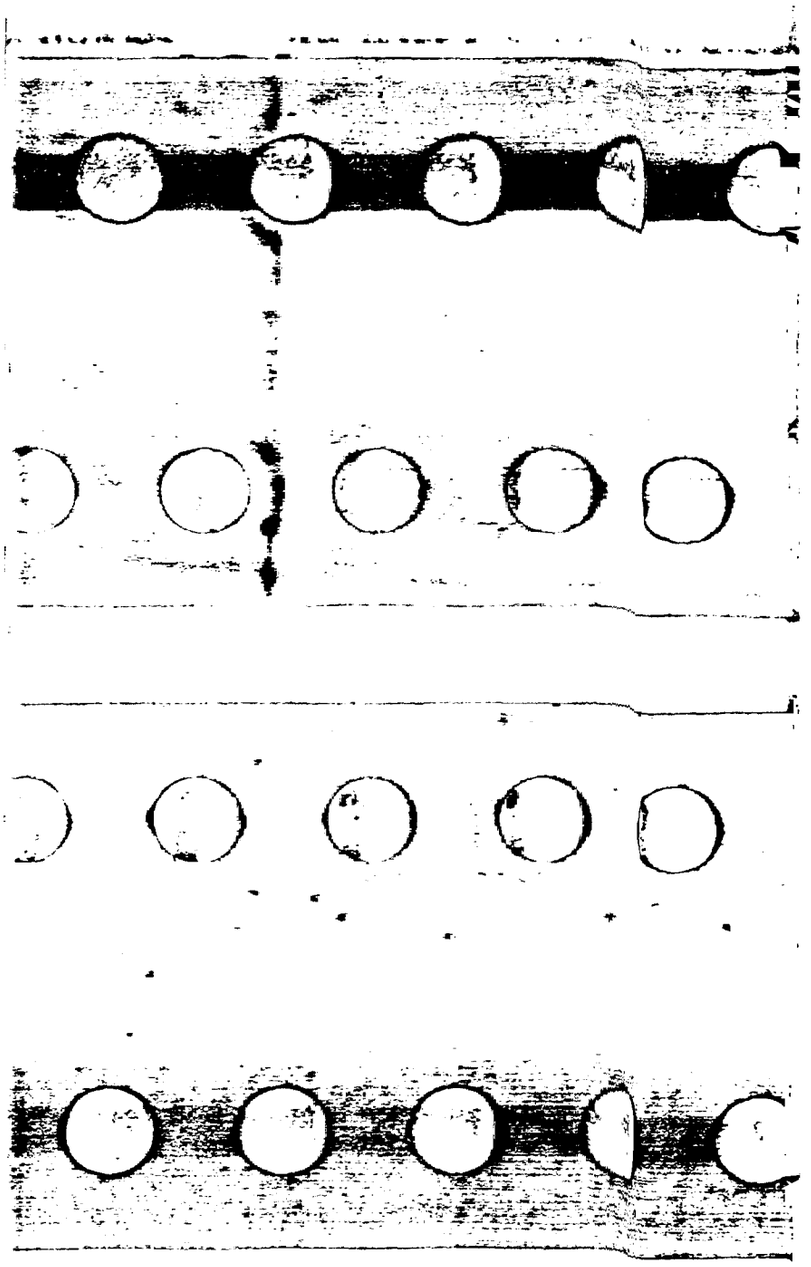
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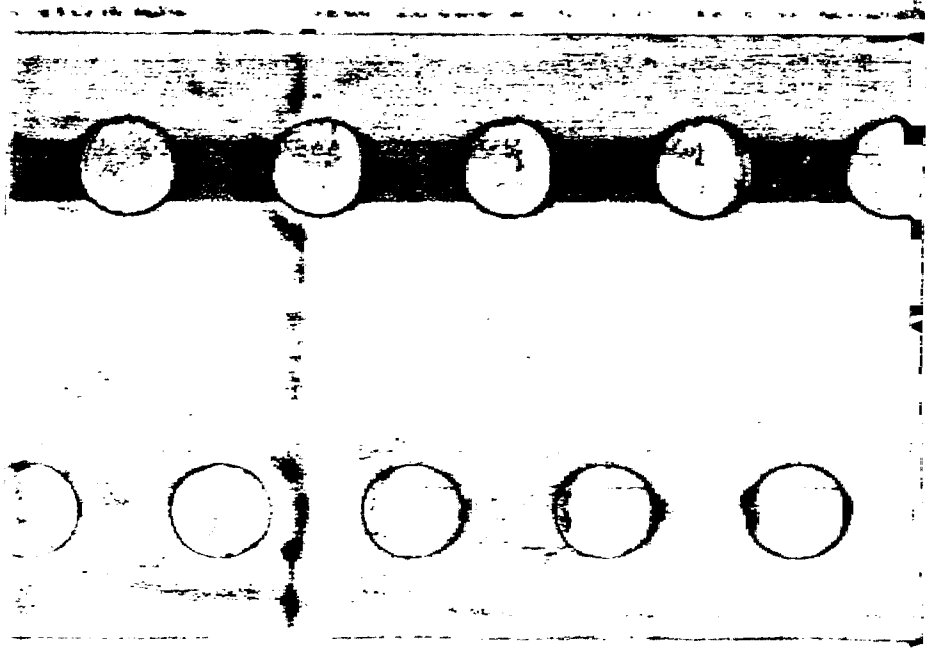
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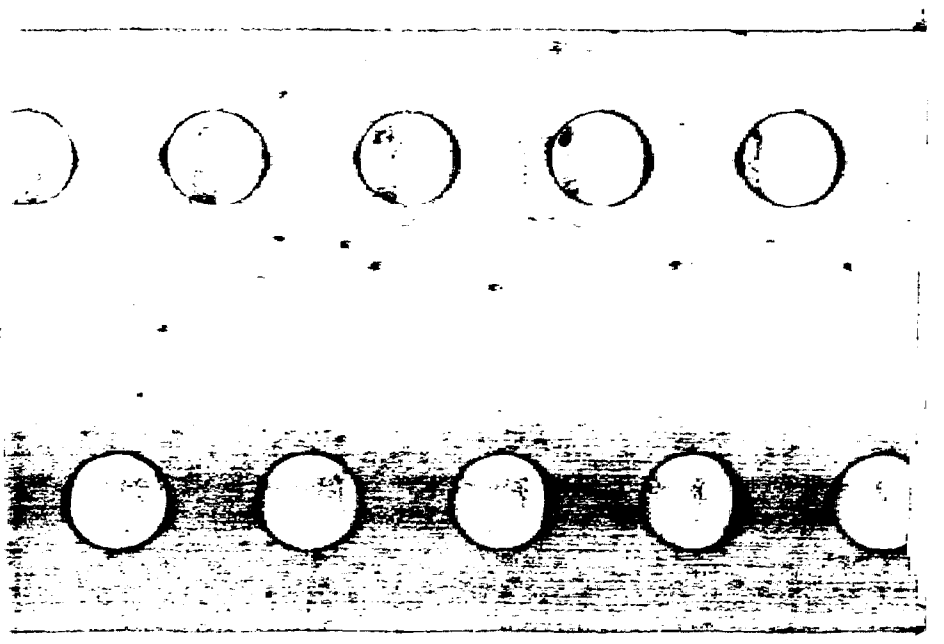
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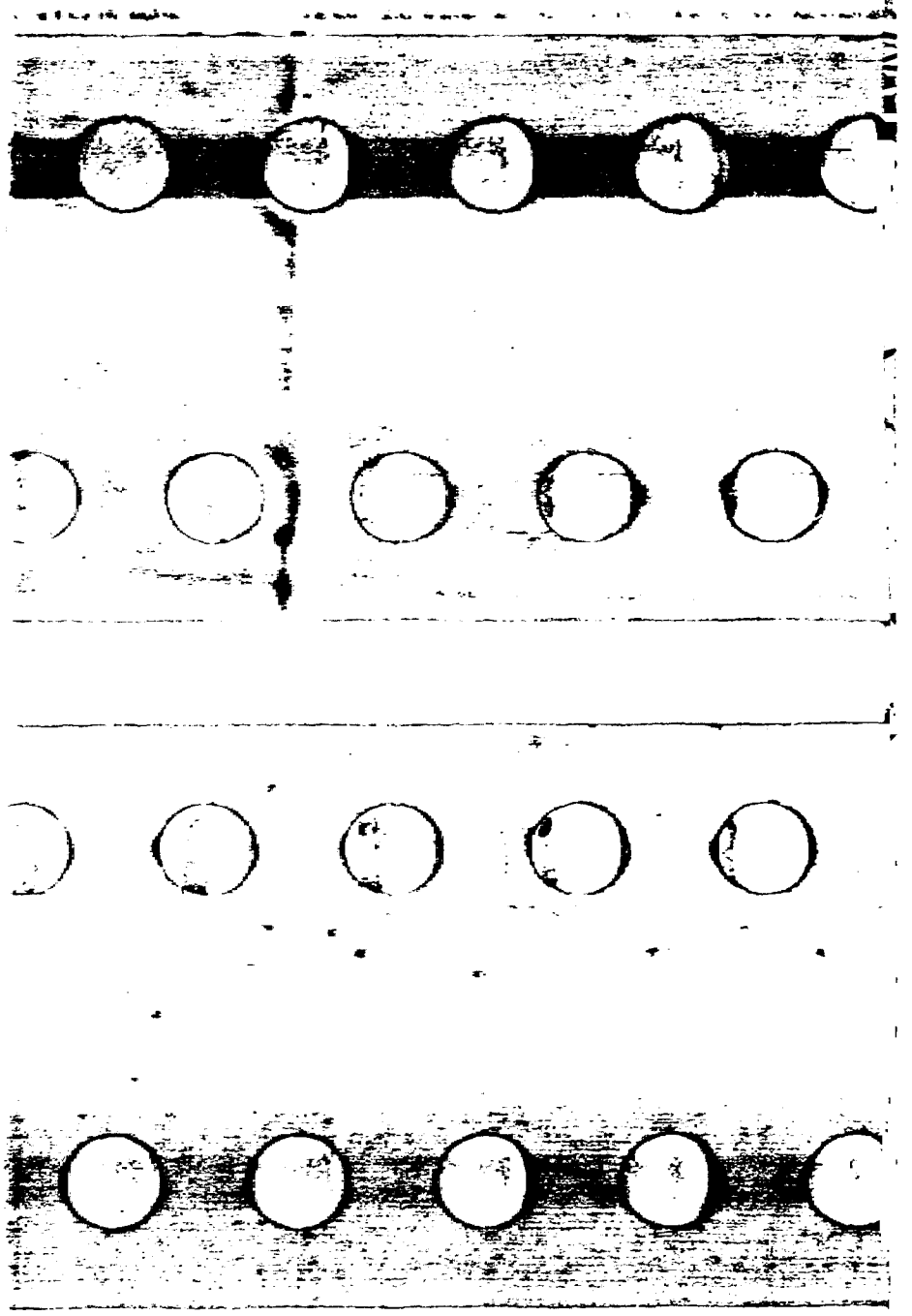
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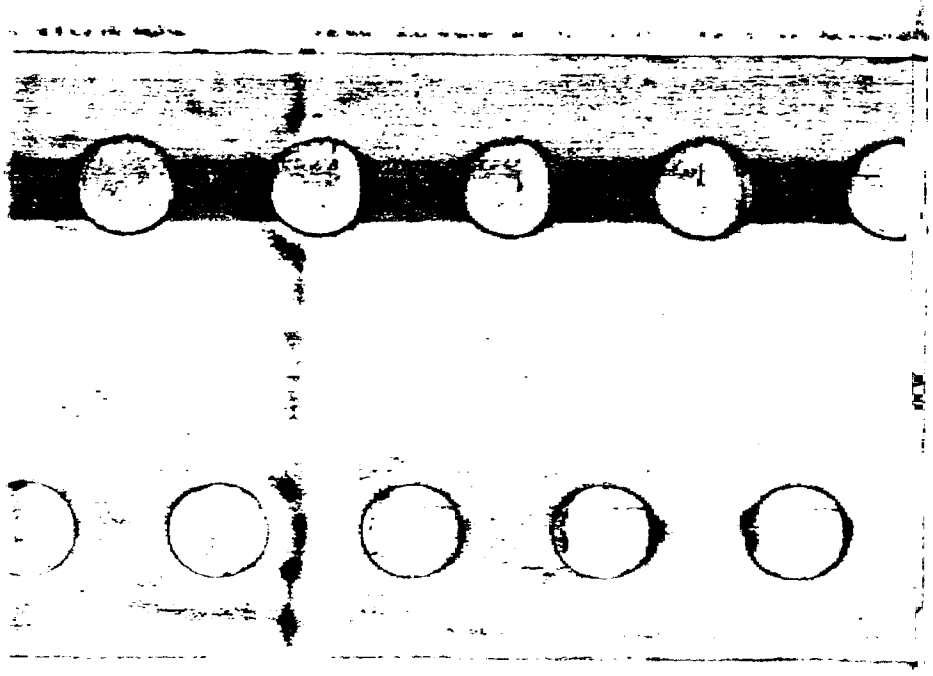
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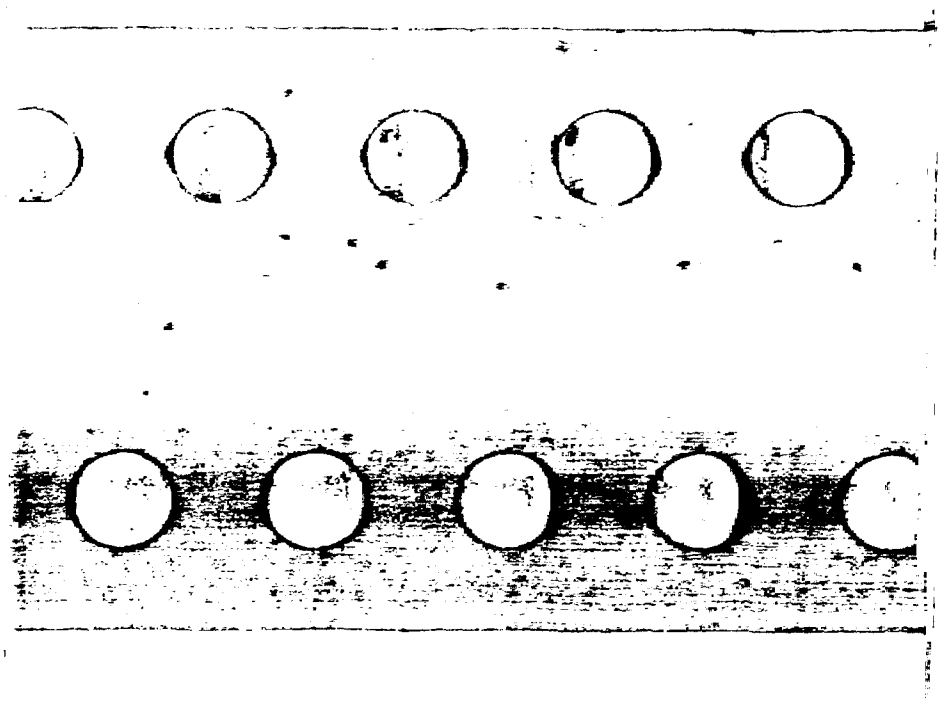
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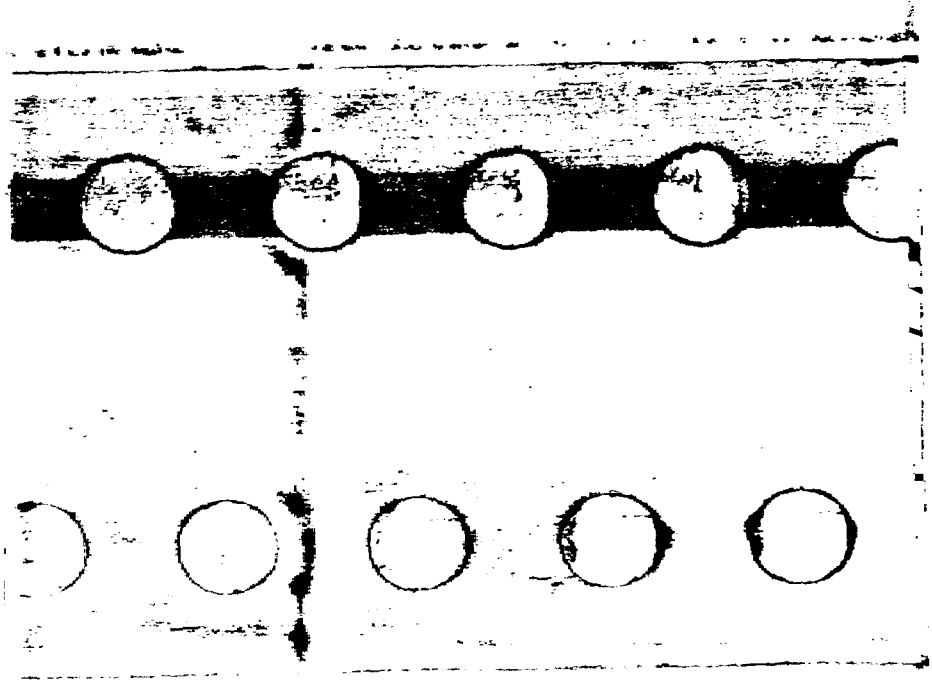
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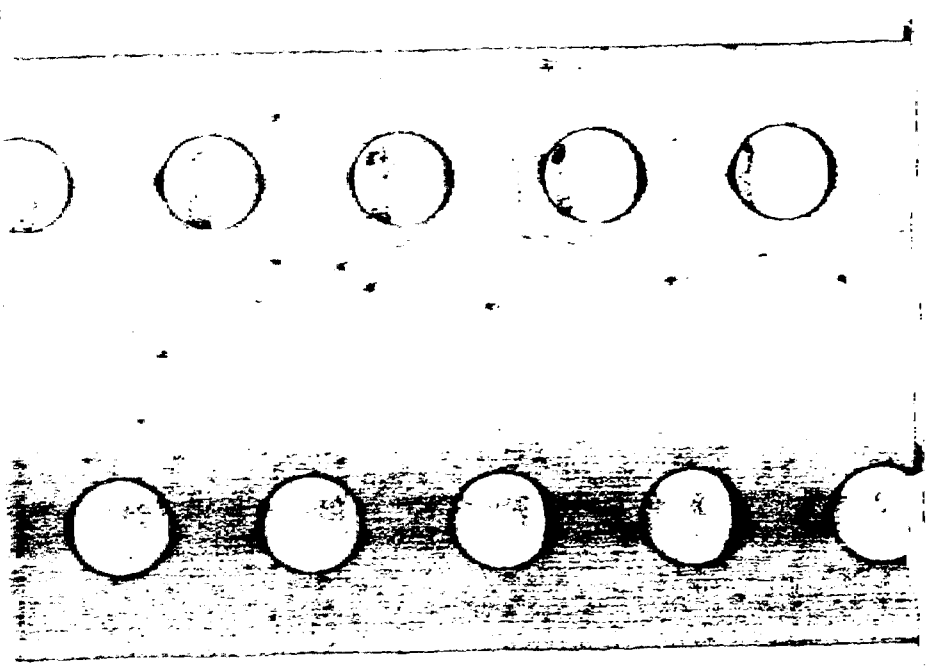
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