Tab 7

BOOK 7921 PAGE 234

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

ADDRESS NEW OWNER AS FOLLOWS:

KNIGHT-RIDDER NASHVILLE LAND CORPORATION
100 Herald Plaza
Miami, Florida 33132

SEND TAX BILLS TO:

Same

MORTGAGEE:

None

MAP & PARCEL NO.:

Map 106-1
Parcels 120; Pt. 120.1; 122; 123; and 125

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 KNIGHT-RIDDER NASHVILLE LAND CORPORATION, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

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 in the southerly margin of Murfreesboro Road, the northeast corner of the property herein conveyed (also being the point of beginning of property heretofore conveyed to Young Broadcasting of Nashville, Inc., of record in Book 7878, page 982, Register's Office for Davidson County, Tennessee);

Thence, leaving said margin of Murfreesboro Road, South 04 degrees 46 minutes 19 seconds West 419.71 feet to an iron pin;

Thence, North 69 degrees 58 minutes 47 seconds West, 355.62 feet to an iron pin in the easterly margin of Parris Avenue;

Thence, with the Easterly margin of Parris Avenue, North 04 degrees 46 minutes 19 seconds East, 91 feet to an iron pin;

Thence, South 70 degrees 00 minutes 00 seconds East, 115.00 feet to an iron pin;

Thence, North 04 degrees 46 minutes 19 seconds East, 90 feet to an iron pin;

Thence, North 69 degrees 42 minutes 06 seconds West, 115.16 feet;

Thence, with the Easterly margin of Parris Avenue, North 04 degrees 46 minutes 19 seconds East 237.96 feet to an iron pin (the same being the southeasterly margin of the intersection of Parris Avenue and Murfreesboro Road);

Thence, with the southerly margin of Murfreesboro Road South 70 degrees 00 minutes 00 degrees East 355.59 feet to the point of beginning, containing 3.08 acres, more or less.

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 unimproved property known as 437 Murfreesboro Road, Nashville, Tennessee 37210.

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 New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is $ 800,000.

H. Richard Eldredge
AFFIANT

Subscribed and sworn to before me this 16th day of August, 1989.

Commission Expires: Apr. 17, 1990

Vinnie Teriaca
NOTARY PUBLIC

VINNIE TERIACA
Notary Public, State of New York
No. 31-4855939
Qualified in New York County
Commission Expires April 7, 1990

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 16th day of August, 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
Executive Vice President

STATE OF NEW YORK)

COUNTY OF NEW YORK)

Before me, Vinnie Teriaca, 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 Executive Vice President 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 Executive Vice President.

Witness my hand and seal at office this 16th day of August, 1989.

NOTARY PUBLIC

My Commission Expires:

April 7, 1990

VINNIE TERIACA
Notary Public, State of New York
No. 31-4855939
Qualified in New York County
Commission Expires April 7, 1990

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.

9. Taxes for the years 1989 and thereafter, Map No. 106-01-0, Parcels Nos. 120, part 120.01, 122, 123 and 125.

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 5205, page 170, and Book 5205, page 175, Register's Office for Davidson County, Tennessee.

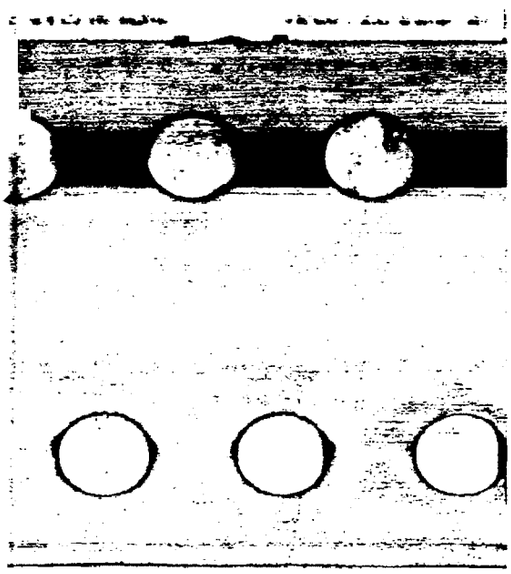
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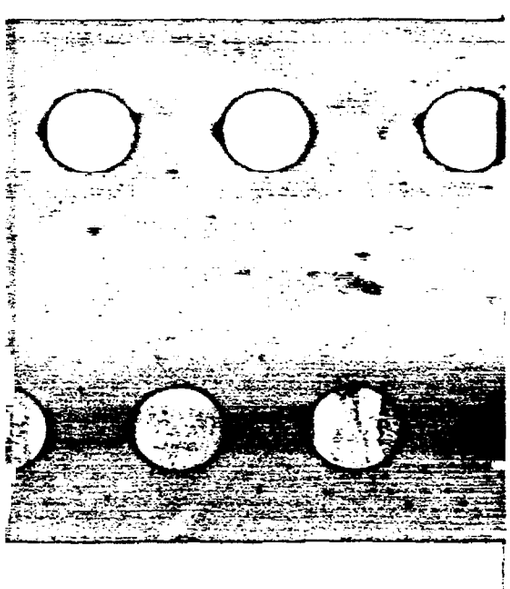
IDENTIFICATION REFERENCE

AUG 23 3 16 PM '89

DAVIDSON COUNTY, TN

8482 08/23 0101 03CHECK 2656.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7921 PAGE 239

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 800000.00
CON TX 2640.00
PRFEE 1.00
WDEED 15.00
TOTAL ~~2656.00~~
CHECK ~~2656.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/89 01 15:18 0001 8482

60120

IDENTIFICATION REFERENCE

AUG 23 3 15 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 241720