WARRANTY DEED BOOK 8327 PAGE 146

FROM: Capstar Communications of Tennessee, Inc., Grantor

TO: Bible Broadcasting Network, Inc., a Virginia corporation Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Bible Broadcasting Network 1300 N. Battlefield Boulevard Chesapeake, VA 23320	Same	74-0; parcel 5 73-0; parcel 19
		Field Book Numbers 11D 73850 11D 73785

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Four hundred fifty three thousand Dollars ($ 453,000).

Robert N. Buchanan III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of April, 1991.

Notary Public

My Commission Expires: 9-24-94

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capstar Communications of Tennessee, Inc., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Bible Broadcasting Network, Inc., Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The parcel and unrecorded easement described on the attached Exhibit A.

This is improved property, known as ____ Neeley's Bend Road, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which have been prorated and will be paid by Grantee.

2. Subject to an unrecorded agreement dated November, 1948, granting an easement for road purposes to Davidson County, Tennessee.

3. Easement granted to the United States of America by B.E. Shipman and wife, of record in Book 2246, page 61, Register's Office for Davidson County, Tennessee.

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

5. Survey by Wamble & Associates, dated December 16, 1986, last revised November 17, 1989, shows: (1) easement for road right-of-way along the East line; (2) 100-year flood plan area; and (3) water, electric and telephone lines traverse the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness the duly authorized execution of this deed this 9th day of April, 1991.

CAPSTAR COMMUNICATIONS OF TENNESSEE, INC.

By: D Huff Craft

Title: Executive Vice President

05422

IDENTIF. REFERENCE

APR 9 2 23 PM '91

FELIX ... DAVIDSON COUNTY TN.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Tamara W. Fogarty, a Notary Public of said County and State, personally appeared D. Geoff Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Ex. Vice Pres. (or other officer authorized to execute the instrument) of CAPSTAR COMMUNICATIONS OF TENNESSEE, INC., the within named bargainor, a corporation, and that he as such Ex. Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Exec. Vice Pres.

Witness my hand and seal, at Office in Nashville, this 9th day of April, 1991.

Tamara W. Fogarty
Notary Public

My Commission Expires: 10-9-91

3420 04/09 0101 03CHECK -3- 1507.90

7597R/04-09-91

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 follows, 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, Register's Office of Davidson County, 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 20 seconds east 1,604.63 feet (passing an existing iron pin at 1,573.69 feet) to a point of beginning.

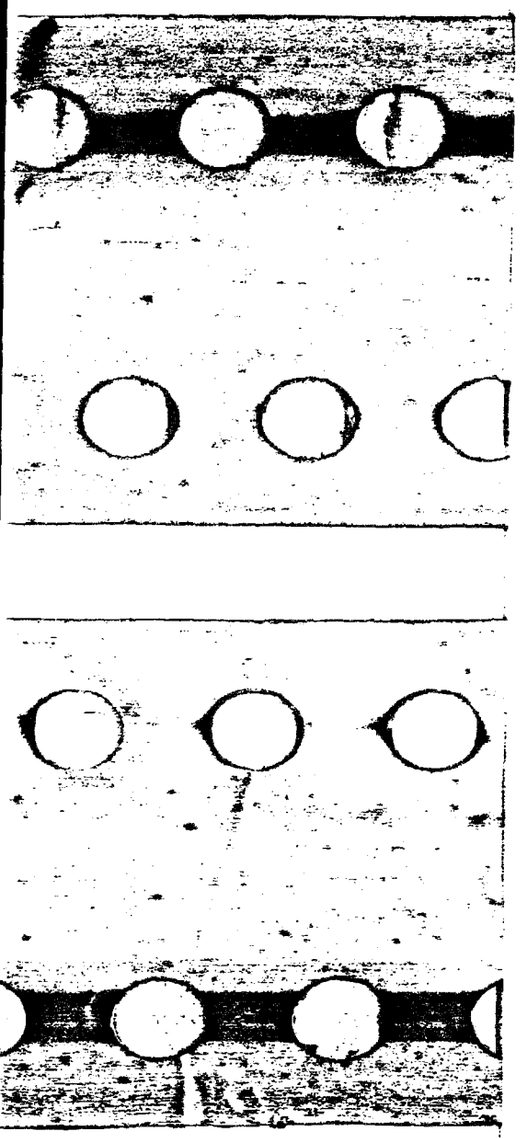
CONTAINING 1,864,522 square feet or 42.80 acres.

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.

The above described property was conveyed to Capstar Communications of Tennessee, Inc., a Delaware corporation, by Deed from Capstar Communications, Inc., a Delaware Corporation, as of record in Book 7990, page 112, Register's Office for Davidson County, Tennessee, having been conveyed to Capstar Communications, Inc. by Warranty Deed from Hicks Broadcasting Partners of Tennessee, L.P., recorded November 22, 1989, in Book 7990, page 104, in said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **8327** PAGE **150**

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
				453000.00
				CON TX 1494.90
				PRFEE 1.00
				MDEED 12.00
				TOTAL 1507.90
				CHECK 1507.90
04/09/91		01		14:22 0001 3420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05422

IDENTIF. TREFERENCE

APR 9 2 23 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 411498