Box 49

BOOK 8520 PAGE 425

Prepared By:
NEAL & HARWELL
2000 Dominion Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Landmark Television of Tennessee, Inc. 150 West Brambleton Avenue Norfolk, VA 23510	Same	Map 93-1 Parcel 41 Map 93-2 Parcel 1

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, H & C Communications, Inc., a Delaware corporation (formerly Channel Five Television Company), hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Landmark Television of Tennessee, Inc., a Virginia corporation, the GRANTEES herein, its successors and assigns, certain tracts of land in Davidson, Tennessee, described as follows, to wit:

Being two parcels of land in the First Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Lot 1

Being part of Lot "Dd" on the Resubdivision of Parcel "Db" of the Capitol Hill Redevelopment Project, as of record in Book 3106, Page 46, R.O.D.C.;

Beginning at a point in the northerly margin of James Robertson Parkway at the common corner of Parcels "Db" and "Dd" shown on the plan in Book 3106, Page 46, and being the southwest corner of the property conveyed to the Executive Committee of the Southern Baptist Convention by deed, of record in Book 3278, Page 436, R.O.D.C.;

Thence, with the margin of said James Robertson Parkway along a curve to the left, westerly 134.81 feet to the southeast corner of the property conveyed to R. L. Freeman, Trustee, of record in Book 4684, Page 271, R.O.D.C., said curve having a radius of 703.00 feet, a central angle of 10 degrees 59.2 ' and a chord of

N 76 degrees 31' 51.5" W, 134.60 feet;

Thence, leaving said James Robertson Parkway with the east line of the property conveyed to said R. L. Freeman, Trustee, N 11 degrees 30' 10" W, 225.41 feet to the south right-of-way of the Louisville and Nashville Railroad;

Thence, with said south right-of-way N 78 degrees 22' E, 183.98 feet to the westerly margin of Fourth Avenue North;

Thence, with said margin of Fourth Avenue North, S 27 degrees 16' E, 38.22 feet to a point;

Thence, continuing with said Fourth Avenue with a curve to the left 76.78 feet to the northwest corner of the property conveyed to said Southern Baptist Convention, said curve having a radius of 180.00 feet, a central angle of 24 degrees 26' 23" and a chord of S 39 degrees 29' 11.5" E, 76.20 feet;

Thence, with the westerly line of Southern Baptist Convention, S 19 degrees 41' 12" W, 208.74 feet to the point of beginning.

Containing 1.12 acres, more or less.

Lot 2

Being the westerly portion of Parcel "D-1b" on the Resubdivision of Parcel "D-1" of the Capitol Hill Redevelopment Project, as of record in Book 3106, Page 9, R.O.D.C.;

Beginning at a point in the northerly margin of Fourth Avenue North at the common corner of the easterly part of Parcel "D-1b" and the westerly part of Parcel "D-1b", being the southwest corner of the property conveyed to Credit Bureau of Nashville by deed, of record in Book 3221, Page 412, R.O.D.C.;

Thence, with said margin of Fourth Avenue North, N 82 degrees 13' W, 31.53 feet to a point;

Thence, continuing with said margin along a curve to the right 115.09 feet to a point, said curve having a radius of 120.00 feet, a central angle of 54 degrees 57' and a tangent distance of 62.40 feet;

Thence, continuing with said margin, N 27 degrees 16' W, 5.3 feet to a point;

Thence, N 43 degrees 57' W, 18.39 feet to the south right-of-way of the

Louisville and Nashville Railroad;

Thence, leaving said Fourth Avenue North with said margin of Railroad, N 84 degrees 20' E, 140.33 feet to a point;

Thence, N 62 degrees 24' E, 13.22 feet to the northwest corner of the property conveyed to said Credit Bureau of Nashville;

Thence, leaving said margin of Railroad with the west line of said Credit Bureau, S 7 degrees 47' W, 107.08 feet to the point of beginning.

Containing 0.23 acre, more or less

Being the same property conveyed to Channel Five Television Company (now H & C Communications, Inc.), by warranty deed from Channel Two Television Company of record in Book 5111, Page 222, Register's Office for Davidson County, Tennessee.

This is improved property known as 474 James Robertson Parkway, Nashville, Tennessee.

TO HAVE and to HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except as follows:

1. Restrictions contained in Book 2735, Page 473; Book 4002, Page 901; Book 4002, Page 907; Book 4002, Page 912; and in Book 4247, Page 183;
2. All matters shown on the plat recorded in Book 3106, Pages 9 and 46.

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

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 our hands this 18th day of December, 1991.

H & C COMMUNICATIONS, INC.

By: _____
James E. Crowther
President

DISTRICT OF COLUMBIA)

Personally appeared before me, a Notary Public in and for the District of Columbia, James E. Crowther, 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 H & C Communications, Inc., the bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such President.

WITNESS my hand and seal, at office in Washington, D.C., this the 18th day of December, 1991.

_____
Notary Public

My Commission Expires:

My Commission Expires October 14, 1993

DISTRICT OF COLUMBIA)

The actual consideration or value whichever is greater, for this transfer is $10,313,000.

LANDMARK TELEVISION OF TENNESSEE

By: _____
Lemuel E. Lewis
Executive Vice President
Affiant

Sworn to and subscribed before me this 19th day of December, 1991.

_____
Notary Public

My Commission Expires:

My Commission Expires October 14, 1993

7.38.39

IDENTIFICATION REFERENCE

JAN 2 1 36 PM '92

3610 01/02 0101 03CECS 38171-10



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

RECEIVED OF _____

FOR _____

BOOK 8520 PAGE 429

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

CON TX 38158.10
PRFEE 1.00
WDEED 12.00
TOTAL 38171.10
CHECK 38171.10

01/02/92 01 13:37 0001 3618

CONV. AMT. 10,313,000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38.3.9

IDENTIF. REFERENCE

JAN 2 1 36 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 490070