Box 49

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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 69-4 Parcel 224

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, also known as Channel Five Television Company, Inc.), 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 land in Davidson County, Tennessee, being Lots No. 1 and 2 of Tract No. 8 on the Revised Map of Fairview Subdivision, as of record in Plat Book 1130, page 54, Register's Office for said County. Said Lots No. 1 and 2 front together 200 feet on the westerly side of Tennessee Highway No. 112 and extend back between parallel lines with the southerly margin of West Hamilton Road 200 feet to a dead line.
>
> Being the same property conveyed to Channel Five Television Company, Inc. (now H & C Communications, Inc.) by warranty deed from Sadie Smith, Robert L. Smith, Jimmy Smith, Jacqueline Smith Fleming and Gregory Smith, of record in Book 6628, Page 963, Register's Office for Davidson County, 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.

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
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, 1992

DISTRICT OF COLUMBIA)

The actual consideration or value whichever is greater, for this transfer is $176,000.

LANDMARK TELEVISION OF TENNESSEE

By: Lemuel E. Lewis
Lemuel E. Lewis
Executive Vice President
Affiant

Sworn to and subscribed before me this 18th day of December, 1991.

Jessie Washington
Notary Public

My Commission Expires:
My Commission Expires October 14, 1993

7:38 4.0

IDENTIFICATION REFERENCE

JAN 2 1 38 PM '92

3619 01/02 0101 03CHECK 661.20



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

MAMT
176000.00
MOR TX 651.20
CANCEL
01/02/92 01 13:39 0001 3618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.38.4.0.

IDENTIFICATION REFERENCE

JAN 2 1 30 PM '92

FELIX Z. WILSON, II

CAMT
176000.00
CON TX 651.20
PRFEE 1.00
WDEED 9.00
TOTAL 661.20
CHECK 661.20
01/02/92 01 13:39 0001 3619

No. 490071