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 41 Parcel 28

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 WLAC-TV, 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:

Tract No. 1:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of what was formerly known as the F.M. Green tract of 108-1/8 acres, more or less, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the northeast corner of the property conveyed to Walter E. Gasser by deed from James M. Shaw, of record in book 1077, page 423, Register's Office for said County, said point being in the western boundary line of lot No. 4 on the plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, said Register's Office; thence with the northern boundary line of said Gasser property south 64 degrees 57' 40" west 123.42 feet; thence north 44 degrees 18' 40" east 88.18 feet; thence north 15 degrees 41' 20" west 771.13 feet; thence north 74 degrees 18' 40" east 50 feet to a point on the eastern boundary line of the property conveyed to J. W. Williams by deed from R. A. Taylor and wife, of record in book 2139, page 431,

said Register's Office; thence with the western boundary line of said Williams' property south 12 degrees 40' 20" east 446.25 feet to a fence post corner, being the northwest corner of said Hodges' property and the southwest corner of said Williams' property; thence with the western boundary line of said Hodges' property south 18 degrees 50' 50" east 354.34 feet to the beginning, containing 0.719 of an acre.

Tract No. 2:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the northeast corner of a part of lot No. 5 of the Hill Tract, conveyed to Walter E. Gasser by deed from James M. Shaw, of record in book 1077, page 423, Register's Office for said County, said point being also the southeast corner of the property conveyed to C. F. Thomason; thence with the eastern boundary line of said Thomason's property north 18 degrees 50' 50" west 354.34 feet to the southwest corner of lot No. 3 of the Hill Tract conveyed to J. W. Williams by deed from R. A. Taylor and wife, of record in book 2139, page 431, said Register's Office; thence with the southern boundary line of said Williams' property and an old fence north 85 degrees 16' 30" east 640.34 feet to a fence corner tree; thence south 14 degrees 18' 40" west 454 feet; thence south 75 degrees 41' 20" east 392.2 feet; thence south 14 degrees 18' 40" west 218.16 feet to a point in the northern boundary line of the property owned by Walter E. Gasser; thence with said Gasser's line due west (270 degrees) 707.56 feet to a 48 inch beech tree at the southeast corner of said lot No. 5 owned by Gasser; thence with the eastern boundary line of said lot No. 5 owned by Gasser north 44 degrees 45' west 361.4 feet to the beginning, containing 9.84 acres, more or less.

Tract No. 3:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee, being part of lot No. 5 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, and part of a 218 acre tract lying south of and adjacent to said lot No. 5, described together according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the southwest corner of lot No. 4 on said Hill Tract conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, Register's Office for said County, said point being the common corner of said lots Nos. 4 and 5 on said Hill Tract; thence with the southern boundary line of said lot No. 5 south 89 degrees 04' 10" west 313.29 feet; thence south 44 degrees 18' 40" west 286.94 feet; thence north 25 degrees 42' 30" west 222.52 feet; thence north 20 degrees 31' 50" east 155.34 feet to the southwest corner of the property conveyed to C. F. Thomason; thence with the southern boundary line of said Thomason property north 64 degrees 57' 40" east 572.67 feet to the western boundary line of said lot No. 4 owned by Hodges; thence with the western boundary line of said Hodges property south 4 degrees 45' 50" east 361.4 feet to the beginning, containing 3.961 acres, more or less.

Tract No. 4:

A right of way upon, over and through a tract of land beginning at the extreme southwest corner of the above Tract No. 3 and extending in a southwesterly direction parallel to the extension of the southwest guy anchor line 50 feet to a point, thence at right angles northwestwardly and parallel to the southwest line of Tract No. 3, 100 feet to a point, thence at right angles and parallel to the aforesaid southwest guy anchor line, northeastwardly 50 feet to a point in the westerly line of the above described tract No. 3, thence in a southeasterly direction along said west line of tract No. 3, 100 feet to the point of beginning and being adjacent to the guy anchor leg on the center line.

Tract No. 5:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of lot No. 3 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows;

Beginning at the northwest corner of lot No. 4 on said Hill Tract conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, Register's Office for said County, said point being in the eastern boundary line of the C. F. Thomason property; thence with the eastern boundary line of said Thomason property north 12 degrees 40' 20" west 446.25 feet; thence north 74 degrees 18' 40" east 50 feet; thence south 15 degrees 41' 20" east 307.08 feet; thence north 85 degrees 16' 30" east 304.21 feet; thence south 4 degrees 43' 30"

east 150 feet to the northern boundary line of said lot No. 4 owned by Hodges; thence with Hodges' line south 85 degrees 16' 30" west 350 feet to the beginning, containing 1.524 acres, more or less.

Tract No. 6:

A right of way for the purpose of making a road thereon, together with proper drainage, for the full right of way upon, over and through the real estate of R. A. Taylor and wife, Rose Taylor, located in Davidson County, Tennessee, and acquired by them from C. L. Barry by deed of record in Book 1157, page 539, R. O. D. C., Tennessee, and beginning at a point in the Brick Church Pike as it now exists where the center line of said Brick Church Pike intersects the center line of a private road which is the common boundary between said property of Taylor and wife and the property of F. G. Buchanan and wife, thence with the center of said private road south 24 degrees 124 feet, thence south 3-3/4 degrees east 500 feet, thence south 19-1/2 degrees west 450 feet; thence south 10-1/2 degrees west 200 feet, thence south 52-1/2 degrees west 420 feet, thence south 30 degrees west 300 feet, thence south 21 degrees about 100 feet, thence continuing southwardly through tracts Nos. 1 and 2 of the lands of R. A. Taylor and wife as acquired from said C. L. Barry by deed of record in book 1157, page 539, R. O. D. C., Tennessee, to a point in the north boundary of Lot No. 4 of the Hill tract of T. T. Shaw, deceased, lands which were deeded to Owen E. Hodges, et ux by deed of record, book 2038, page 124, R. O. D. C., Tennessee, a part of which land was conveyed to A. G. Beaman and T. B. Baker, Jr. by said Owen E. Hodges and wife by deed of record in book 2247, page 195, R. O. D. C., Tennessee, said right of way to have a width on grantors' property up to but not in excess of 30 feet, as may be required for said right of way.

Tract No. 7:

A right of way fifty feet in width for the purposes of erecting, maintaining and operating utility lines over and through tracts Nos. 5 and 6 of the lands of R. A. Taylor and wife acquired by deed from C. L. Barry, of record in book 1157, page 539, R. O. D. C., Tennessee, from a point in the Brick Church Pike southwardly through said tracts Nos. 5 and 6 to the northerly boundary of the property this day deeded by Owen E. Hodges and wife to A. G. Beaman and T. B. Baker, Jr., by deed of record in book 2247, page 195, R.O.D.C., Tennessee.

Tract No. 8:

Beginning at a point in the Brick Church Pike as it now exists, where the center line of the said Brick Church Pike

intersects the center line of a private road which is the common boundary between said property of Buchanan and wife and the property of R. A. Taylor, thence with the center of said private road south 24 degrees 124 feet; thence south 3-3/4 degrees E. 500 feet; thence south 19-1/2 degrees West 450 feet; thence south 10-1/2 degrees West 200 feet; thence south 52-1/2 degrees West 420 feet; thence south 30 degrees West 300 feet; thence south 21 degrees about 100 feet; said point being the southerly terminus of said road in Taylor's south line; and said right-of-way to have a width on grantor's property up to but not in excess of 30 feet, as may be required for said road.

Being the same property conveyed to WLAC-TV, INC. (now H & C Communications, Inc.) by warranty deed from A. G. Beaman and T. B. Baker, Jr., d/b/a Capitol Broadcasting Company, of record in Book 2282, Page 459, Register's Office for Davidson County, Tennessee.

Tract No. 9:

Land in the 12th Civil District of Davidson County, described according to a survey made by Ralph W. C. Lambert, Surveyor, June 26, 1954, as follows:

Beginning at a stake, the southeast corner of lot No. 3 on the plan of the Hill tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, conveyed to R. A. Taylor by deed from J. W. Williams of record in book 2246, page 315, Register's Office for said County; thence south 88 degrees east 107 feet to a corner post; the southwest corner of the property conveyed to John Hargis; thence with Hargis' western boundary line, north 1 degree 30' east 510 feet to a stake in the southern boundary line of the property conveyed to F. G. Buchanan; thence with Buchanan's southern boundary line north 89 degrees west 107 feet to a stake, the northeast corner of said Taylor's lot No. 3; thence with the eastern boundary line of said lot No. 3 south 1 degree 30' west 511.5 feet to the beginning, containing 1.25 acres, more or less.

Being the same property conveyed to WLAC-TV, INC. (now H & C Communications, Inc.), by warranty deed from Whites Creek Bank and Trust Company, Executor under the will of Helen Page, deceased, of record in Book 2292, Page 371, 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, except as follows:

1. Tract No. 8 is subject to rights reserved to use of said right-of-way as set out in deed from F. G. Buchanan and wife, Rebecca Buchanan to A. G. Beaman and T. B. Baker, Jr., of record in Book 2247, Page 135, R.O.D.C.

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.

Janie Washington
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 $ 197,000 .

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.

Jane Wallington
Notary Public

My Commission Expires:
My Commission Expires October 14, 1993

7 3 8 4 1

IDENTIFICATION REFERENCE

JAN 2 1 38 PM '92

3620 01/02 0101 03CHECK 739.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8520 PAGE 441

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

CAMT
194000.00
CON TX 717.80
PRFEE 1.00
WDEED 21.00
TOTAL 739.80
CHECK 739.80
01/02/92 01 13:39 0001 3620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:38.4:1:

IDENTIFICATION REFERENCE

JAN 2 1 30 PM '92

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

No. 490072