Bk 11 92-16503

BOOK 8761 PAGE 423

Prepared By:

Nixon, Hargrave, Devans & Doyle
One Thomas Circle, N.W.
Suite 800
Washington, D.C. 20005

FROM

COMBINED COMMUNICATIONS CORPORATION

TO

GANNETT SATELLITE INFORMATION NETWORK, INC.

QUITCLAIM DEED

Address New Owner as Follows:	Send Bills to:	Map Parcel No.
Gannett Satellite Information Network, Inc. 1000 Wilson Boulevard Arlington, VA 22209	Same	69-4-35, 93-5-194, 93-9-110, 93-9-111, 93-9-124, 93-9-125, 93-9-126, 93-9-127 93-9-135, 93-9-171, 93-9-321, 93-9-323, 93-9-324, 93-9-325, 93-9-329, 93-9-128, 93-9-129, 93-9-132, 93-9-167, 93-9-325, 43-14-8, 72-5-15, 91-12-154, 96-2-19, 130-1-27, 133-9-15, 130-01-196

The undersigned, Combined Communications Corporation (f.k.a. Tennessean Newspapers, Inc., said Tennessean Newspapers, Inc. having merged into Combined Communications Corporation pursuant to Articles of Merger dated December 18, 1986, and recorded in Book 8035 at Page 568) hereby quitclaims and conveys to Gannett Satellite Information Network, Inc. all of the undersigned's right title and interest, of whatever nature and description it may have in the following described property:

SEE EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Grantor

COMBINED COMMUNICATIONS CORPORATION

By: Thomas Chapple
Its: Secretary

COMMONWEALTH OF VIRGINIA
COUNTY OF ARLINGTON
The Actual Consideration for this transfer is One Dollar ($1.00) Thomas Chapple
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 1992.
Paul H. Ryan
Notary Public
MY COMMISSION EXPIRES: 7/31/94
(Affix Seal)

WASH01:899:NAH

COMMONWEALTH OF VIRGINIA

COUNTY OF Arlington

Before me, Paul H. Ryan, a Notary Public in and for the State and County aforesaid, personally appeared Thomas L. Chapple 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 Secretary of Combined Communications Corporation, a corporation, and that he as such Secretary, executed the foregoing instrument for the purpose therein contained, signing the name of the corporation by himself as Secretary.

Witness my hand and official seal as Paul H. Ryan this 7th day of ~~September~~ October, 1992.

Paul A. Ryan
Notary Public

Commission Expires 7/31/94

WASH01:899:NAH

EXHIBIT "A"

Parcel 1 (93-9-325) BOOK 8761 PAGE 430

A part of Lot No. 211 on the map of McNairy's West Nashville lots as of Record in Book 9, Pages 322 and 323, R.O.D.C., Tennessee and in Minute Book "C", Pages 136 and 137, Chancery Court of Nashville and being more particularly described as follows:

Beginning at an iron pin on the northerly margin of Porter Street, said pin being North 58° 33' 35" East a distance of nine (9) feet from the original southerly common corner of Lots 211 and 212 above stated McNairy's Subdivision and also being South 58° 33' 35" West a distance of thirty and ninety-three hundredths (30.93) feet from a pin set on the westerly and of the northwesterly return curve at 11th Avenue Industrial Boulevard and Porter Street as dedicated in Deed Book 4473, Page 348, R.O.D.C., Tennessee; thence with a line parallel to and nine (9) feet east of the common line of Lots 211 and 212 North 31° 19' 49" West a distance of one hundred fifty-nine and sixty-seven hundredths (159.67) feet to an iron pin set on the southwesterly return curve at Grundy Street and 11th Avenue Industrial Boulevard as dedicated by Deed Book 4473, Page 348, R.O.D.C., Tennessee; thence easterly and southerly with said curve to the right, have a radius of twenty (20) feet, a distance of nineteen and eighty-nine hundredths (19.89) feet to an iron pin on the westerly margin of 11th Avenue Industrial Boulevard as dedicated in Deed as noted above and having a chord bearing and distance of South 73° 46' 27" East, nineteen and eight hundredths (19.08) feet; thence southerly with the westerly margin of 11th Avenue Industrial Boulevard with a curve to the left, having a radius of five hundred twenty-nine and fifty-eight hundredths (529.58) feet, a distance of one hundred sixteen and seventy-eight hundredths (116.78) feet to an iron pin set at the northerly end of the northwesterly return curve at Porter Street and 11th Avenue Industrial Boulevard and having a chord bearing and distance of South 51° 35' 37" East, one hundred sixteen and fifty-five hundredths (116.55) feet; thence southerly and westerly with a curve to the right, having a radium of twenty-five (25) feet, a distance of fifty and eighty-two hundredths (50.82) feet to an iron pin on the northerly margin of Porter Street and having a chord bearing and distance of South 00° 19' 28" West, forty-two and fifty-one hundredths (42.51) feet; thence with the northerly margin of Porter Street, South 58° 33' 35" West a distance of thirty and ninety-three hundredths (30.93) feet to the point of beginning and containing five thousand three hundred sixty-six (5,366) square feet or one hundred twenty-three thousands (0.123) acre, according to a survey by Ragan-Smith & Associates, Inc. dated January 29, 1975, being a part of the same property conveyed to Louisville and Nashville Railroad Company by Deed from Louisville & Nashville Terminal Company as of Record in Book 3432, Page 179, R.O.D.C., Tennessee.

Subject to the reservation by Louisville and Nashville Railroad Company of a permanent easement over the above-described tract for a spur track which serves Nashville Electric Service, said permanent easement being more particularly described as follows:

Beginning at a point on the northwesterly return curve at Porter Street and 11th Avenue Industrial Boulevard at the intersection of said curve and the westerly line of said easement. Said point being southerly a distance of twenty-six and fifty-four hundredths (26.54) feet from the northerly end of said northwesterly return as measured along said curve; thence northerly with the westerly line of said easement parallel to and ten (10) feet west of the centerline of the

existing spur track with a curve to the right, having a radius of three hundred twenty-six and sixty-two hundredths (326.62) feet, a distance of one hundred nineteen and ninety-seven hundredths (119.97) feet to a point of compound curve; thence continuing northerly with said westerly margin with a curve to the right, having a radius of three hundred forty-nine (349) feet, a distance of fifteen and thirty-two hundredths (15.32) feet to a point on the westerly line of above-described property; thence with the westerly line of above described property parallel to and nine (9) feet east of the common line of Lots 211 and 212, North 31° 19' 49" West a distance of twenty-four and sixty-one hundredths (24.61) feet to an iron pin set on the southwesterly return curve at Grundy Street and 11th Avenue Industrial Boulevard; thence easterly and southerly with said curve to the right, having a radius of twenty (20) feet, a distance of nineteen and eighty-nine hundredths (19.89) feet to an iron pin on the westerly margin of 11th Avenue Industrial Boulevard; thence southerly with the westerly margin of 11th Avenue Industrial Boulevard with a curve to the left, having a radius of five hundred twenty-nine and fifty-eight hundredths (529.58) feet, a distance of one hundred sixteen and seventy-eight hundredths (116.78) feet to an iron pin set at the northerly end of the northwesterly return to Porter Street and 11th Avenue Industrial Boulevard, and having a chord bearing and distance of South 51° 35' 37" East, one hundred sixteen and fifty-five hundredths (116.55) feet; thence southerly and westerly with said return curve to the right, having a radius of twenty-five (25) feet, a distance of twenty-six and fifty-four hundredths (26.54) feet to the point of beginning and containing two thousand two hundred ninety-six (2,296) square feet or fifty-three thousands (0.053) acre.

Being the same lands as conveyed to Tennessean Newspapers, Inc. and the Nashville Banner Publishing Company by Louisville and Nashville Railroad Company on May 21, 1975 as recorded in Book 4914 of Deeds at Page 806.

Parcel 2 (93-9-132)

All that tract or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Lot 23 on McNairy's Plan of West Nashville Lots, as of record in Book No. 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book C, pages 136 and 137, of the Chancery Court of Nashville. Said Lot No. 23 fronts 50 feet on the northerly side of Broad Street and runs back between parallel lines 175 feet to an alley.

The easterly one-half of said lot No. 23 was conveyed to Rebecca A. Porter by decree of record in Minute Book 30, page 99, of the Chancery Court at Nashville, a certified copy of which decree is of record in Book 660, page 87, of the Register's Office for Davidson County, Tennessee. The westerly one-half of said Lot No. 23 was conveyed to Rebecca Allen Porter and Matilda A. Porter by deed of Alexander J. Porter, of record in Book 723, page 654, in the Register's Office for Davidson County, Tennessee.

Being the same lands as conveyed by Rebecca A. Porter and Matilda A. Porter to The Nashville Banner Publishing Company and Tennessean Newspapers, Inc., on June 23, 1958 as recorded in Book 1630 of Deeds at Page 561.

Parcel 3

Four tracts of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

TRACT 1 (93-9-126; 93-9-127):

Land in Davidson County, Tennessee, being Lots Nos. 215 and 216 in the McNairy's Plan of West Nashville Lots, as of record in Minute Book C, pages 136 and 137, Chancery Court at Nashville, Tennessee. Said Lots Nos. 215 and 216 front together 100 feet on the southerly side of Porter Street and extend back between parallel lines 175 feet to an alley in the rear.

TRACT 2 (93-9-125):

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot No. 214 fronts 50 feet on the southerly side of Porter Street and runs back between parallel lines 175 feet to an alley.

TRACT 3 (93-9-124; 93-9-135):

Land in Davidson County, Tennessee, being Lots Nos. 19, 21, 210 and 213 in McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County and in Minute Book C, pages 136 and 137, Chancery Court of Davidson County, at Nashville, Tennessee, and also described according to a survey of S.M. McMurray Engineering Company of Nashville, Tennessee, dated May 22, 1937; said Lots Nos. 19 and 21 join and front 50 feet each on the northerly side of Broad Street and extend in a northerly direction between parallel lines 175 feet to a 15 foot alley; said lots Nos. 210 and 213 join and front 50 feet each on the southerly side of Porter Street and extend southerly between parallel lines 175 feet to a 15 foot alley, said four lots being separated by said 15 foot alley hereinabove referred to.

TRACT 4:

That portion of alley No. 237 referred to in Tract No. 3 as lying north of Lots Nos. 19 and 21 and south of Lots 210 and 213 in the McNairy's Plan of West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and in Minute Book C, pages 136 and 137, Chancery Court Davidson County, at Nashville, Tennessee, said portion of said alley having been closed, vacated and abandoned by City of Nashville Bill No. 50-370 and Metropolitan Government of Nashville and Davidson County, Tennessee Bill NO. 72-141.

The four tracts described above being the same lands as conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Third National Bank in Nashville, Trustee for Mrs. Mamie Wilson Hill, et al. on August 19, 1991 as recorded in Book 5784 of Deeds, at page 266.

Parcel 4 (93-9-132)

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 25 in McNairy's Plan of West Nashville Lots, now in the City of Nashville, fronting 50 feet on the northerly side of Broadway and extending back northerly between parallel lines 175 feet to an alley, as per plan of record on pages 136 and 137 of Minute Book C of the Chancery Court of Nashville, Tennessee. Said Lot No. 25 commences at a point in Broadway 180 feet east from the eastern margin of Twelfth Avenue, formerly McNairy Street, and runs thence along Broadway, east towards Eighth Avenue, formerly Spruce Street, 50 feet and extends back northwardly from Broadway between parallel lines 175 feet, more or less, to a 12-foot alley.

Being the same lands as conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by William Howard Ewing and Emily Robinson Ewing, as recorded on June 7, 1948 in Book 1627 of Deeds, at page 389.

Parcel 5 (93-9-111)

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 232 in McNairy's Plan of West Nashville Lots, of record in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville.

Said Lot No. 232 fronts 50 feet on the westerly side of 12th Avenue North, formerly McNairy Street and runs back between parallel lines, with the northerly margin of an alley, 150 feet to an alley in the rear.

Being the same lands as conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Phillips & Buttorff Corporation by virtue of deed recorded on April 3, 1973 in Book 4694 of Deeds, at page 277.

Parcel 6 (93-9-132)

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being the easterly 25 1/2 feet of Lot No. 27 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County, and in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said part of Lot No. 27 fronts 25 1/2 feet on the northerly side of Broadway, formerly Broad Street, and runs back between parallel lines 175 feet to an alley.

Being the same lands as conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Kate Drake, by virtue of deed recorded on January 4, 1955 in Book 2338 of Deeds, at Page 91.

Parcel 7 (93-9-110)

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 231, on the Plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County and in Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot No. 231 fronts 50 feet on the southwesterly side of 12th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same lands as conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Southern Manufacturing Company, by virtue of deed recorded on April 3, 1973 in Book 4694, at Page 279.

Parcel 8 (93-9-321)

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Beginning at the northwesterly point of intersection of 11th Avenue Industrial Boulevard and Broad Street; thence with the northerly margin of Broad Street South 62° 39' West, seventy six and forty seven hundredths (76.47) feet to a point, said point being three hundred (300) feet from the easterly margin of 12th Avenue, North; thence, along the west line of Lots 17 and 209 of said McNairy's plan, North 27° 19' West, three hundred sixty three and sixty nine hundredths (363.69) feet to a point in the southerly margin of Porter Street, said point being two hundred ninety nine and twenty nine hundredths (299.29) feet from 12th Avenue, North; thence, along said margin of Porter Street North 62° 39' East, thirty and seventy eight hundredths (30.78) feet to the southwesterly return of Porter Street and 11th Avenue Industrial Boulevard; thence, with a curve to the right having a central angle of 72° 41' 46" and a radius of twenty five (25) feet, a distance of thirty one and seventy two hundredths (31.72) feet to a point in the westerly margin of 11th Avenue Industrial Boulevard; thence, with said margin along a curve to the right having a central angle of 17° 13' 14" and a radius of four hundred seventy (470) feet, a distance of one hundred forty one and twenty six hundredths (141.26) feet to a point; thence, continuing with said westerly margin South 27° 19' East, two hundred six and ninety nine hundredths (206.99) feet to the point of beginning, containing 26,217 square feet.

Being the same lands as conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Newspaper Printing Corporation, by virtue of deed recorded on August 29, 1974 in Book 4847 of Deeds at Page 924.

Parcel 9 (93-9-323)

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Beginning at a point where the southwest line of 11th Avenue Industrial Boulevard intersects southeast line of Broad Street; thence, with the southerly margin of Broad Street South 62° 39' West, twenty four and fifty seven hundredths (24.57) feet to a point; thence North 27° 26' West, ninety six and thirty three (96.33) feet to a point in the northerly margin of Broad Street; thence with said margin North 62° 39' East,

twenty four and fifty seven hundredths (24.57) feet to the point in the southwest margin of 11th Avenue Industrial Boulevard; thence with said margin South 27° 26' East, ninety six and thirty three hundredths (96.33) feet to the point of beginning, containing two thousand three hundred sixty seven (2,367) square feet, more or less.

Being Tract #1 of the same property conveyed to Grantor Newspaper Printing Corporation, by the Louisville and Nashville Railroad Company, a Kentucky Corporation, by deed dated November 19, 1973, recorded in Deed Book 4773, page 185. Register's Office for Davidson County, Tennessee.

This parcel of property is being conveyed subject to Metropolitan Government of Nashville and Davidson County's right to operate and maintain Broad Street Viaduct in the air space above said parcel, and to any and all rights said government may have in the surface of said tract in connection with Broad Street.

Gannett Satellite Information Network, Inc., agrees to assume and be bound by all obligations assumed by Newspaper Printing Corporation, in Deeds or contracts of record affecting the above-described premises, and to recognize all easements to which the above-described premises are servient, whether such easements be apparent, or created by instruments of record or otherwise.

Being the same lands conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company, Inc. by Newspaper Printing Corporation by virtue of a deed recorded on May 19, 1975 in Book 4914 of Deeds at page 861.

Parcel 10 (93-9-324)

All that tract or parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

A tract of land in the First Civil District of Davidson County, Tennessee being more particularly described as follows: Beginning at a corner of an existing concrete retaining wall, owned by Humble Oil & Refining Co., at the intersection of the southerly margin of the Broad Street Viaduct and the westerly margin of 11th Ave. South, which was closed by Metropolitan Council Bill Nos. 73-614 & 74-1098. Said point also being the original common northerly corner of Lots 16 & 18 on the plan of McNairy's West Nashville Lots as of record in Book 9, Pages 322 & 323 Register's office for Davidson County and in Minute Book "C", Pages 136 & 137 Chancery Court at Nashville, thence; 1. With the southerly margin of Broad Street Viaduct N 62° 39'E a distance of 50.00' to the original easterly margin of 11th Avenue South, closed as noted above, thence; 2. With an offset in the right-of-way of Broad Street Viaduct, as shown on plan by Barge, Waggoner, Sumner & Cannon, Inc., dated December 13, 1972, and along the original easterly margin of 11th Avenue South, S 27° 09'E a distance of 1.23', thence; 3. Continuing with the southerly margin of Broad Street Viaduct, N 62° 39'E a distance of 24.77' to the existing westerly margin of 11th Avenue Industrial Boulevard, thence; 4. With the existing westerly margin of 11th Avenue Industrial Boulevard parallel to and 30' from the centerline of said 11th Avenue Industrial Boulevard, S 27° 26'E a distance of 170.12', thence; 5. S 62° 56' W a distance of 75.64' to a point 1' south of the existing corner of Building

and corner of Humble's Concrete Retaining Wall, thence; 6. With the face of Humble's Concrete Retaining Wall, N 27° 09' W a distance of 171.00' to the point of beginning and containing 12,829 square feet or 0.295 acres. The above described property being All of Lot 16 & part of Lot 14 and also a part of an alley all shown on the plan of McNairy's West Nashville Lots as of Record in Book 9, Pages 322 & 323, Register's Office, Davidson County, Tennessee and in Minute Book "C" pages 136 & 137, Chancery Court at Nashville. Lot No. 16 as noted above became 11th Avenue South which later was closed by Metropolitan Council Bill No. 73-614 & was conveyed to Newspaper Printing Corp. by Deed of Record in Book 4773, Page 185. That part of Alley noted above on McNairy's Plan at the rear of Lot No. 16, later became part of 11th Avenue South which was closed by Metropolitan Council Bill No. 74-1098 as is a part of same property conveyed to Newspaper Printing Corp. by Quit Claim Deed of Record in Deed Book 4875, Page 569, R.O.D.C., Tennessee. The part of Lot 14 and that part of Alley at rear of Lot 14 became a part of 11th Avenue Industrial Boulevard and the same was closed by Metropolitan Council Bill No. 73-614 and was conveyed to Newspaper Printing Corp. by Deed of Record in Book 4773, Page 185, R.O.D.C., Tennessee. Included in the above property is that part of 11th Avenue South and also that part of 11th Avenue Industrial Boulevard which were closed as noted, easements were retained by the Metropolitan Government of Nashville and Davidson County, for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances. Also included in the above described property, Newspaper Printing Corp. grant to Exxon a perpetual easement for the footings for the existing retaining wall on the boundary of Lots 16 & 18 and also consented to the drainage holes in said wall, as per agreement Recorded in Book 4864, Page 493, R.O.D.C., Tennessee.

Being the same lands conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Newspaper Printing Corporation by virtue of a deed recorded on December 30, 1974 in Book 4878 of Deeds, at Page 419.

Parcel 11 (93-9-167)

All that tract or parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 90 and the westerly part of Lot No. 88 on McNairy's Plan of West Nashville Lots, as of Record in Book 9, Page 322 of the Register's Office for Davidson County, Tennessee, the southerly one half of Alley No. 236 adjoining Lot No. 90, a part of 11th Avenue South that was closed along with the above noted southerly ½ of Alley #236 by Metropolitan Council Bill No. 74-1098 and a part of 11th Avenue Industrial Boulevard that was recorded in Book 3500, Page 35, R.O.D.C., Tennessee and closed by Metropolitan Council Bill No. 73-614 and being more particularly described together as follows:

Beginning at a P.K. nail in concrete on the northerly margin of McGavock Street at the common corner of Lots 90 and 92 McNairy's Plan of Lots as of record in Book 9, Page 322, R.O.D.C., Tennessee. Said point being the common southerly corner of Commerce Union Bank, Trustee, property as of Record in Deed Book 2637, Page 457, R.O.D.C., Tennessee and the herein described property. Said point also being S 62° 38' W, 103.95'

from the westerly end of the northerly return curve at McGavock Street and 11th Avenue Industrial Boulevard as measured along the northerly margin of McGavock Street, thence;

1. With the common line between said lots 90 and 92 above stated subdivision, N 27° 09' W, 176.71' to a railroad spike in the center of Alley No. 236, thence;

2. With the center line of Alley No. 236 (closed by Metropolitan Council Bill No. 74-1098) N 63° 07'E, 51.95' to a P.K. nail in the original westerly margin of 11th Avenue South (as located and established by Resolution No. 289 of the Resolutions of the City Council of the City of Nashville, Resolution of Record in Book 1, Page 174 in the office of the City Clerk), thence;

3. With the above stated westerly margin of 11th Avenue South, N 27° 09' W, 6.50' to a P.K. nail, thence;

4. Crossing 11th Avenue South (closed by Metropolitan Council Bill No. 74-1098) and part of 11th Avenue Industrial Boulevard (closed by Metropolitan Council Bill No. 73-614), N 62° 56' E, 75.64' to a P.K. nail in the edge of concrete sidewalk on the existing westerly margin of 11th Avenue Industrial Boulevard, thence;

5. With the westerly margin of 11th Avenue Industrial Boulevard, S 27° 26' E, 114.20' to an iron pin at the beginning of a curve, thence;

6. Continuing with the westerly margin of the 11th Avenue Industrial Boulevard with said curve to the right, (radius 459.58') a distance of 48.61' to an iron pin at the end of said curve and also being the northerly end of the northerly return curve to McGavock Street, thence;

7. With said return curve to the right (radius 22.00') a distance of 32.26' to an iron pin at the end of said curve and being on the northerly margin of McGavock Street, thence;

8. With the northerly margin of McGavock Street, S 62° 38'W, 103.95' to the point of beginning and containing 22,858 square feet or 0.524 acres.

Included in the above described property is part of 11th Avenue South, part of Alley No. 236 and a part of 11th Avenue Industrial Boulevard which was closed by Metropolitan Council Bills as noted. When these streets and alley were closed as noted, easements were retained by the Metropolitan Government of Nashville and Davidson County, Tennessee for the right to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol it now existing or future utilities including drainage facilities, together with the appurtenances and a 20' railroad easement as noted on plan.

Being the same lands conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Newspaper Printing Corporation, by virtue of a deed recorded on June 13, 1975 in Book 4929 of Deeds, at Page 868.

Parcel 12 (93-9-171)

All that tract or parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot Nos. 98 and 100 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County. Said Lot Nos. 98 and 100 adjoin and front together 100 feet on the northerly side of McGavock Street and run back between parallel lines along the easterly margin of 12th Avenue, South, 169 feet to an alley. Said property was acquired by deed of John F. Wessel, et al, to James W. Napier, Horton R. Casparis, and W.E. Norvell, Jr., of date March 8, 1937, of record in Book 1025, page 209, Register's Office for said County. City Numbers 1126-1130 McGavock Street, Nashville, Tenn.

Being the same lands conveyed to Tennessean Newspapers, Inc. and The Nashville Banner Publishing Company by Commerce Union Bank and Frances K. Casparis, Trustees (Casparis) and William N. Dearborn, Trustee (Norvell), Commerce Union Bank, Trustee (Napier), by virtue of a deed recorded on June 3, 1977 in Book 5156 of Deeds, at Page 12.

Parcel 13

The following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

TRACT I (93-9-129):

Lot No. 29 and the westerly 24 1/2 feet of Lot No. 27 in McNairy's plan of West Nashville lots, as of record in Book No. 9, page 322, of the Register's Office of Davidson County, Tennessee, and in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville, Tennessee.

Said lot No. 29 and westerly part of lot No. 27 together front 74 1/2 feet on the northerly side of Broad Street and run back between parallel lines with the easterly margin of Twelfth Avenue, North, formerly McNairy Street, 175 feet to an alley.

TRACT II (93-9-128):

Lot 217 in McNairy's Plan of West Nashville lots, as of record in Book No. 9, page 332, of the Register's Office of Davidson County, and also of record in Minute Book "C", pages 136 and 137, and Plan Book No. 1, page 15, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 217 fronts 50 feet on the Southerly side of Porter Street, and runs back between parallel lines with the easterly margin of Twelfth Avenue North, formerly McNairy Street, 175 feet to an alley.

Being the same lands conveyed to Combined Communications Corporation and the Nashville Banner Publishing Company by virtue of a Deed recorded on March 2, 1990, in Book 8057 at Page 156 in the Davidson County Clerk's Office.

Parcel 14 (69-4-35)

A certain tract or parcel of land in Davidson County, State of Tennessee. Described as follows, to wit:

Being Lot No. 7 of Block "BB" on the Revised Map of Fairview Subdivision of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 100 feet on the westerly margin of Highway No. 112 and extends back between parallel lines 200 feet.

Being the same lands as conveyed to Combined Communications Corporation, The Tennessean Division by Roger Williams, by virtue of a deed dated October 2, 1990 and recorded in Book 8211 of Deeds, at Page 352.

Parcel 15

All that tract or parcel of land, situate in the County of Davidson, State of Tennessee, more particularly described as follows:

TRACT I (93-5-194):

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being bounded on the west by Eleventh Avenue Industrial Boulevard, on the east by CSX Transportation, on the north by Church Street, on the south by Broadway, and being more particularly described as follows:

BEGINNING at an iron pin at the northeast intersection of Broadway and Eleventh Avenue Industrial Boulevard;

THENCE, with the easterly margin of said boulevard, the following calls:

N. 27° 27' 09" W, 204.23 feet to an iron pin, with a curve to the left, 259.58 feet, said curve having a central angle of 28° 03' 44", a radius of 530.00 feet, and a chord of N 41° 29' 02" W, 257.00 feet to an iron pin;

N. 55° 30' 53" W, 0.25 feet to an iron pin,

with a curve to the right 52.73 feet, said curve having a central angle of 6° 25' 43", a radius of 470.00 feet and a chord of N 52° 18' W, 52.71 feet to an iron pin;

N 26° 50' W, 87.51 feet to an iron pin;

S 50° 11' W, 25.70 feet to an iron pin;

with a curve to the right 37.32 feet, said curve having a central angle of 4° 33', a radius of 470.00 feet and a chord of N 36° 22' 30" W, 37.31 feet to an iron pin;

S 54° 24' 56" W, 4.00 feet to an iron pin;

N 34° 01' 16" W, 185.49 feet to an iron pin'

N 55° 44' E, 4.00 feet to an iron pin;

N 34 10' 42" W, 74.80 feet to an iron pin;

S 55° 44' W, 10.00 feet to an iron pin;

N 39° 25' 24" W, 69.77 feet to an iron pin;

N. 37° 28' W, 33.64 feet to an iron pin;

N 60° 08' 04" E, 15.19 feet to an iron pin;

N 29° 50' W, 14.00 feet to an iron pin in the southerly margin of Church Street;

THENCE, with said southerly margin, N 60° 08' 04" E, 405.68 feet to an iron p in 25.00 feet west of the centerline of railroad track;

THENCE, 25.00 feet westerly of and parallel to railroad track, the following calls:

S 27° 24' 53" E, 32.72 feet to a point,

with a curve to the right 267.65 feet, said curve having a central angle of 17° 07' 13", a radius of 895.72 feet and a chord of S 18° 51' 17" E, 266.65 feet to an iron pin;

S 10° 17' 40" E, 170.73 feet to an iron pin;

with a curve to the left 291.44 feet, said curve having a central angle of 17° 01, 58", a radius of 980.37 feet and a chord of S 18° 48' 39" E, 290.37 feet to an iron pin;

S 27° 15' 17" E, 264.46 feet to an iron pin in the northerly margin of Broadway;

THENCE, with said northerly margin, S 62° 39' W, 110.38 feet to the point of beginning.

Containing 235,893 square feet or 5.42 acres, more or less.

TRACT 2 (93-9-328):

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the west by Eleventh Avenue Industrial Boulevard, on the north by Broadway, on the east by CSX Railroad, and being more particularly described as follows:

BEGINNING at an iron pin at the southeast intersection of Eleventh Avenue Industrial Boulevard and Broadway;

THENCE, with southerly margin of said Broadway, N 62° 39' E, 94.74 feet to an iron pin;

THENCE, leaving said margin and severing railroad property, the following calls:

S 27° 01' 15" E, 580.00 feet to a point;

S 62° 58' 45" W, 40.00 feet to a point;

S 27° 01' 15" E, 67.00 feet to a point;

S 62° 55' 47" W, 94.35 feet to an iron pin in the easterly margin of Eleventh Avenue Industrial Boulevard;

THENCE, with said easterly margin, the following calls:

N 19° 43' 52" W, 295.20 feet to an iron pin;

with a curve to the left 71.42 feet, said curve having a central angel of 7° 43' 14", a radius of 530.00 feet and a chord of N 23° 35' 30" W, 71.36 feet to an iron pin;

N 27° 27' 09" W, 282.50 feet to the point of beginning.

Containing 64,345 square feet or 1.48 acres, more or less.

TRACT 3 (93-9-329):

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, lying beneath Broadway viaduct bounded on the west by Eleventh Avenue Industrial Boulevard, on the east by CSX Railroad, and being more particularly described as follows:

BEGINNING at an iron pin in the northeast intersection of Eleventh Avenue Industrial Boulevard and Broadway;

THENCE, with northerly margin of Broadway, N 62° 39' E, 110.38 feet to an iron pin;

THENCE, S 18° 17' 20" E, 98.19 feet to an iron pin in the southerly margin of Broadway;

THENCE, with said southerly margin, S 62° 39' W, 94.74 feet to an iron pin in the easterly margin of Eleventh Avenue Industrial Boulevard;

THENCE, with said easterly margin, N 27° 27' 09" W, 96.96 feet to the point of beginning.

Containing 9,944 square feet or 0.23 acre, more or less.

TOGETHER WITH all buildings, structures, improvements, encroachments and fixtures thereon (except as herein provided), and all and singular the rights, alleys, ways, easements, rights-of-way, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining (except as provided herein), including (a) adjacent streets, alleys or public roadways; and (b) any and all strips or gores adjacent to or abutting the Premises.

EXCEPTING unto CSX Transportation, Inc., the ownership in and to all track(s) and other track material (including switches and signals and ballast) within and on the Premises; and RESERVING unto CSX Transportation, Inc., a Perpetual Railroad Easement thirty (30) feet in width, fifteen (15) feet in each direction from the center of each track, for the continued location, maintenance, use, repair, replacement and removal of the trackage; and appurtenant rail material and facilities (ties, ballast, drainage structures, signals, switches, communication lines, etc.) on the Premises, ownership of all of which is also excepted hereunder; TOGETHER WITH the right of ingress and egress to and from said trackage and facilities. Said Railroad Easement shall automatically terminate and title vest in Gannett Satellite Information

Network, Inc., upon cessation of use and removal of said trackage and facilities by CSX Transportation, Inc., CSX Transportation, Inc.,'s successors or assigns.

FURTHER EXCEPTING unto CSX Transportation, Inc., the ownership in and to all existing signal and/or communication poles, wires, guys, etc., within or on the Premises and located generally along or near the northeast line of Tract 1 of the Premises; and RESERVING unto CSX Transportation, Inc., a perpetual easement to maintain said existing signal and/or communication pole line, wires, guys, etc., and to reconstruct same or construct new poles, wires, guys, etc., sufficient in number and type to meet CSX Transportation, Inc.,'s present and future communication and/or signal needs; any new pole line to be located along the alignment of said presently existing pole line.

FURTHER RESERVING unto CSX Transportation, Inc.,, its successors and assigns, one easement for vehicular access across the Premises for ingress and egress to and from CSX Transportation, Inc.'s adjacent property at a mutually agreeable location, which will not unreasonably interfere with Gannett Satellite Information Network Inc.'s or any other affiliated company of Gannett Satellite Information Network, Inc.'s use of the Premises.

TOGETHER with all of Grantor's right, title and interest in and to the land beneath the Broadway Viaduct, identified as Tract No. 3 on Exhibit A, and containing 0.23 of an acre, more or less.

TO HAVE AND TO HOLD Tract No. 3, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee and its successors and assigns, forever.

SUBJECT to the following covenants between Combined Communication Corporation and CSX Transportation, Inc. which expressly run with the land:

(A) CSX Transportation, Inc., shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor, CSX Transportation, Inc., or of any other company affiliated with Grantor, CSX Transportation, Inc.,; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails, or any part hereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any fences, railings or guard rails. Combined Communication Corporation, assumes all liability and responsibility respecting fences, railings or guard rails, or the absence thereof.

(B) Combined Communication Corporation, shall construct and maintain, at Grantee, Combined Communication Corporation,'s sole cost and expense, a fence of chain link construction, at least eight (8) feet in height and topped with three (3) strands of barbed wire, along the northeast line of the Premises which adjoins CSX Transportation, Inc.,'s railroad track for so long as the railroad track exists on the adjoining railroad right-of-way. Wherever said fence crosses a railroad track, gate(s) will be provided, with track clearances in accordance with CSX Transportation, Inc.,'s standards. Said gate(s) will be equipped with a dual bar hasp or chain, so that CSX Transportation, Inc.,'s switch blocks may be installed by

CSX Transportation, Inc., to permit its train crews to operate over said track. Said fencing covenant shall cease and terminate when CSX Transportation, Inc., removes its tracks lying to the east of the Premises under abandonment authority from the Interstate Commerce Commission.

(C) Combined Communication Corporation, shall maintain the existing drainage on the Premises in such a manner as to not impair adjacent railroad right-of-way drainage and to not redirect or increase the quantity or velocity of surface water runoff or any streams into said CSX Transportation, Inc.'s drainage system or upon the right-of-way or other lands and facilities of CSX Transportation, Inc. If said Premises or existing drainage are modified or improved, Combined Communication Corporation, agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system form the Premises to the nearest public or non CSX Transportation, Inc., owned drainage or storm sewer system, in order to prevent the discharge of roof, surface, stream and other drainage waters upon said right-of-way or upon other adjacent lands and facilities of CSX Transportation, Inc.

(D) Combined Communication Corporation, hereby waives, releases, remises, acquits and forever discharges CSX Transportation, Inc., CSX Transportation, Inc.'s employees, agents or any other person acting on behalf of CSX Transportation, Inc., of an from any claims, actions, causes of action, demands, rights, damages, costs, expenses or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen, which Combined Communication Corporation, now has or which may arise in the future on account of or in any way growing out of or connected with the physical condition of the Premises or any law or regulation applicable thereto.

Being the same lands as conveyed to Combined Communications Corporation by CSX Transportation, Inc., by virtue of a deed dated March 13, 1990 and recorded in Book 8069 of Deeds, at Page 250.

Parcel 16

TRACT 1 (43-14-8):

Land in the Eleventh, formerly the Nineteenth Civil District of Davidson County, Tennessee, being the easterly 55 feet of the southerly 130 feet of Lot No. 12, on the Map of Miss O. R. Bixler's property, not of record.

According to a survey made by John Wilkes, Civil Engineer, November 22, 1934, said part of Lot No. 12 fronts 55 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, with the westerly margin of Hankins Street, 150 feet to a dead line.

TRACT 2 (43-14-8):

Land in Davidson County, Tennessee, being part of Lot No. 12 of a survey made by John Wilkes, for B. P. Bixler, on March 18, 1936, not of record, but being further described as follows:

Beginning at a point in the westerly margin of what is known or called Hankins Street and being the northeast corner

of said Lot No. 12; thence with the westerly margin of said Hankins Street, and southerly 50 feet to a point; thence westerly 55 feet to a point; thence northerly 50 feet to the northerly margin of Lot No. 12; thence easterly with said northerly margin 55 feet to the place of the beginning, this being a lot 50 feet by 55 feet.

TRACT 3 (72-5-15):

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 1 fronts 65 feet on the northerly side of Trinity Lane, and runs back between parallel lines, 185 feet to a dead line.

Included in the above description, but excluded therefrom is that part of said property conveyed to State of Tennessee, by deed from J. J. or Jesse James Clark and wife, Barbara Vaughn Clark, of record in Book 4093, page 650, Register's Office for said County.

TRACT 4 (72-5-115):

LAND in Davidson County, Tennessee, described as follows:

Beginning at a point in the intersection of the center line of Pittway Drive and the center line of Trinity Lane; thence North 21 degrees 41 minutes West 58.1 feet to an iron pin located on the west right of way margin of Pittway Drive, the point of beginning; thence South 17 degrees West 11.5 feet to an iron pin; thence with a line along the north margin of Trinity Lane South 89 degrees 24 minutes West 137.6 feet to an iron pin; thence North 8 degrees 40 minutes East 175.93 feet to an iron pin; thence South 89 degrees 10 minutes East 140 feet to an iron pin in the west margin of Pittway Drive; thence with the margin of the same South 3 degrees 40 minutes West 161.5 feet to the point of beginning.

TRACT 5 (91-12-154):

Land in Davidson County, Tennessee, being Lots Nos. 522 and 524, Block No. 69, Plan of No. I, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots Nos. 522 and 524 front together 60 feet on the southerly side of Alabama Avenue and run back between parallel lines with the easterly margin of 47th Avenue, North, formerly Sixth Street, 150 feet to an alley.

TRACT 6 (96-2-19):

LAND in Davidson County, Tennessee, being Lot 1 on the he Resubdivision of Lots 26, 27 and 28, on the Plan of Donelsonwood First Addition as of record in Book 5060, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot 1 fronts 132.28 feet on the southerly margin of Lebanon Pike and runs back between lines 237.38 feet on the northerly side line and 237.76 feet on the southerly side line to a broken line at the rear measuring 134.33 feet in the aggregate thereon.

TRACT 7 (130-1-27):

Land in Davidson County, Tennessee, being a part of a certain lot in the 7th Civil District of Davidson County, Tennessee known as Lot No. 9 of map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, made by Blanchard & Parrish, not recorded which part of said lot is more particularly described as follows:

To find the place or point of beginning start at a point in the northwesterly right-of-way line of Louisville and Nashville Railroad Company 882.86 feet distant southwestwardly from the southwest line of Page Road, if measured along said right-of-way line; thence northwestwardly along a line at right angles with the southeast boundary of Old Harding Road, said line being the dividing line between Lots Nos. 8 and 9, a distance of 70 feet to the place or point of beginning, running thence northwestwardly along the said dividing line between Lots Nos. 8 and 9, a distance of 155 feet to a point in the southeast boundary of road, a distance of 100 feet to a point, said point being a common corner of Lots Nos. 9 and 10; thence southeastwardly at right angles with the southeasterly boundary of Old Harding Road, along the boundary between said Lots Nos. 9 and 10, a distance of 151.4 feet to a point; thence in a northeasterly direction along a straight line a distance of 101 feet, more or less, to the point of beginning.

This conveyance is subject to an easement for a water line granted to Nashville Suburban Utility District on June 24, 1955, recited in Book 2746, page 407, said Register's Office.

TRACT 8 (133-9-15):

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, and located northeast of the intersection of Trousdale Drive and Elysian Fields Road, more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated September 12, 1983, reinspected and updated October 25, 1984, as follows:

Beginning at a point in the westerly margin of Trousdale Drive, said point being approximately 2,000.00 feet northeast of the intersection of Trousdale Drive and Elysian Fields Road; thence, leaving margin of said Trousdale Drive, north 54 degrees 29 minutes 48 seconds west, 89.74 feet to a point in the easterly margin of Seaboard System Railroad; thence, in a northeasterly direction and a curve to the right having a central angle of 07 degrees 15 minutes 46 seconds, and a radius of 2,814.93 feet, 356.82 feet to a point in the westerly margin of Trousdale Drive; thence, along westerly margin of said Trousdale Drive and a curve to the right having a central angle of 09 degrees 01 minute 15 seconds, and a radius of 2,238.85 feet, 352.60 feet to the point of beginning, containing 18,780.00 square feet or 0.43 acre, more or less.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

This is property known as 547 Old Hickery Boulevard, 707 Trinity Lane, 711 Trinity Lane, 4611 Alabama Avenue, 2843 Lebanon Road, Nashville, Tennessee.

Being the same lands as conveyed to Tennessean Newspapers, Inc., by Nashville Banner Publishing Company by virtue of a deed dated December 26, 1986 and recorded in Book 7082 at Page 736.

Parcel 17 (130-01-196)

A tract of land in Metropolitan Nashville (Belle Meade), Davidson County, Tennessee, being a part of Lot No. 9 on the map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, Plan Not of Record, and being more particularly described as follows:

Beginning at an iron pin in the common line between Lots 8 and 9, above noted subdivision, and being the north easterly corner of the Nashville Banner Publishing Co. as of Record in Deed Book 5142, Page 463, R.O.D.C., Tennessee, said iron pin also being South 56" 47' 00" East, one hundred fifty-five (155.0) feet from an iron pin on the easterly margin of Old Harding Road; thence with the common line between Lots 8 and 9, South 56" 47' 00" East, seventy (70.00) feet to an iron pin on the westerly margin of L&N Railroad, said line if extended southeastwardly would intersect said centerline of the main track at Valuation Station 375+41±, which is six hundred fifty-eight (658) feet, more or less, as measured southwestwardly along said centerline of L&N main track from Mile Post 7 from Nashville, Tennessee; thence with the westerly margin of the L&N Railroad twenty-five (25) feet northwestwardly from and parallel to said centerline of the main track with a curve to the right (radius 11,434.16) southwesterly, a distance of one hundred one and thirty-three hundredths (101.33) feet to an iron pin at the common rear corner of Lots 9 and 10; thence with the common line between Lots 9 and 10, North 56" 47' 00" West, ninety (90.00) feet to an iron pin at the southeasterly corner of Tract "A", as shown on Ragan-Smith and Associates, Inc. survey dated May 27, 1977; thence with the common between Tracts "A" and "B", and severing Lot No. 9, North 35" 16' 40" East, one hundred and six hundredths (100.06) feet to the point of beginning, containing eight thousand seven (8,007) square feet, or eighteen hundredths (0.18) acre, more or less.

Subject to the terms and provisions in Indenture dated June 24, 1955, recorded in Deed Book 2746, Page 407, in the Register's Office, Davidson County, Tennessee, in which the Tennessee Property Company granted the Nashville Suburban Utility District an easement for a water line, which runs diagonally in an easterly and westerly direction through the hereinabove described property; and

Subject to all easements and contracts to which the above-described property is servient, whether or not such easements and contracts are apparent on the ground or are created by instruments of record or otherwise; and

Subject to a perpetual easement for ingress and egress over the hereinabove described property for the purpose of servicing and maintaining its bridge located on the adjoining railroad right-of-way. This easement shall remain in effect and shall be binding upon the Grantee and all its successors in interest for as long as said bridge is located on the adjoining railroad property.

Grantee agrees that it will not change or obstruct in any way the flow of the creek running through the hereinabove tract of land to adversely effect the Louisville and Nashville Railroad Company's adjoining property and the Grantee for itself, its successors and assigns, covenants and agrees that no request or demand will ever be made on the Louisville and Nashville Railroad Company, its successors or assigns, to participate in any cost for dredging, cleaning or maintaining that portion of the creek located on the hereinabove conveyed property.

Being the same lands conveyed by the Louisville and Nashville Railroad Company to The Nashville Banner Publishing Company and Tennessean Newspapers, Inc. by virtue of a Deed recorded on July 12, 1977, in Book 5173 at Page 799 in the Davidson County Clerk's Office.

5.6.2.7.5.

IDENTIFICATION REFERENCE

OCT 19 3 18 PM '92

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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