STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1994

NOTARY PUBLIC

MY COMMISSION EXPIRES

My commission Expires March 21, 1998

Prepared By +
When Recorded, Return To
Robert F. Wright, Jr., Esq.
2743 Perimeter Parkway
Building 100
Suite 130
Augusta, Georgia 30909

Send Tax Bill to
Address of New Owner:
KeyMarket of Nashville, Inc.
Bldg. 100 Suite 250
2743 Perimeter Parkway
Augusta, GA 30909

Map & Parcel No. 41-8-17

DEED

BOOK 9371 PAGE 858

KNOW ALL MEN BY THESE PRESENTS: That **WARD BROADCASTING CORPORATION**, a Delaware corporation, ("Grantor") whose address is c/o Fairmont Communications Corporation, 405 Lexington Avenue, 54th Floor, New York, New York 10174, does hereby grant, bargain, sell and convey to **KEYMARKET OF NASHVILLE, INC.**, a Georgia corporation ("Grantee") whose address is 2743 Perimeter Parkway, Building 100, Suite 250, Augusta, Georgia 30909 the premises situated in Metropolitan Nashville - Davidson County, Tennessee and described on Exhibit A attached hereto and made a part hereof, with all improvements and fixtures thereon and appurtenances thereto (the "Property") for the full consideration of Ten and No/100 Dollars and other good and valuable consideration subject to all matters, rights of way and other encumbrances of record.

Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the same unto Grantee, its successors and assigns, against all those lawfully claiming or to claim said Property or any part thereof or interest therein by, through or under Grantor, but not otherwise.

Dated this 17th day of May, 1994.

3526 06/07 0101 03CHECK 194.00

58668

IDENTIFICATION REFERENCE

ATTEST:

By: _____
Its: Assistant Secretary

SIGNED AND SEALED:

WARD BROADCASTING CORPORATION,
a Delaware corporation

By: _____
Its: Chairman

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 17 day of May, 1994, by Frank D Osborn, _____ of Ward Broadcasting Corporation, a Delaware corporation, on behalf of the said corporation.

My commission expires

Notary Public

PROPERTY DESCRIPTION

EXHIBIT A

BOOK 9371 PAGE 859

A tract of land in Metropolitan Nashville-Davidson County, Tennessee and being in the 10th Civil District Davidson County, Tennessee and being particularly described as follows:

Beginning at an iron pin set on the northerly margin of Old Hickory Boulevard, said pin being N 27° 13' 03" E 30' from the centerline of Old Hickory Boulevard (the original point of beginning as described in existing deed). Said original point being 19' westerly of a point in the center of a concrete culvert and about 628' westerly of the centerline of Dickerson Pike as measured along the original centerline of Old Hickory Boulevard thence;

1) With the northerly margin of Old Hickory Boulevard with a curve to the left (radius 2835.0') northwesterly a distance of 805.73' to an existing iron pin at the southeasterly corner of Lot No. 19 on the Plan of Hickory Acres Subdivision. Section 1 Plan Not or Record, thence;

2) With easterly line of Hickory Acres Subdivision, Section One and Section Two in part, N 15° 39' 00" E, 508.48' to an iron pin set at a break in the easterly line of Lot No. 22, Hickory Acres Subdivision, Section Two, recorded in Book 2330, page 117, R.O.D.C., Tennessee, thence;

3) With the easterly line of Hickory Acres, Section 2, N 25° 08'55" E, 669.95' to an existing concrete monument in the southerly line of Dalemere Subdivision, Section One as a Record in Book 2900, Page 35, R.O.D.C., Tennessee, thence;

4) With the southerly line of Dalemere Subdivision, Section One, S 86° 52'52" E, 296.12' to an iron pin set at the southwesterly corner of Lot 42, Dalemere Subdivision, Section Three as of Record in Book 3300, Page 6, R.O.D.C., Tennessee, thence;

5) With the southerly line of Dalemere Subdivision, Section Three S 87° 18' 02: E, 206.40' to a concrete monument on the westerly margin of Yocst Drive at the southwesterly corner of Dalemere Subdivision, Section Two as a Record in Book 2854, page 133, R.O.D.C., Tennessee, thence;

6) With the southerly line of Dalemere Subdivision, Section Two, S 86° 44' 52" E, 392.92' to an iron pin set at the northwest corner of Sam O. Nichols property, thence;

7) With the westerly line of Nichols, S7° 31' 23" W, 131.00' to an iron pin set in the westerly line of Frensly property, thence;

8) With the westerly line of Frensly, S 19° 59' 21" W. 303.50' to an iron pin set in fence, thence;

9) Continuing with the westerly line of Frensly, Carver and Caudle, S 25° 04' 08" W. 791.30' to an iron pin set at the northwesterly corner of J. D. Wright property, thence;

10) With Wright's westerly line, S 27° 13' 03" W. 314.07' to the point of beginning and containing 27.69 acres.

Being the same property, except excluding the right-of-way of Old Hickory Blvd. that was conveyed to W.L.A.C., Inc., from Life and Casualty Insurance Company of Tennessee by Deed Recorded in Book 2245, page 613, R.O.D.C., Tennessee.

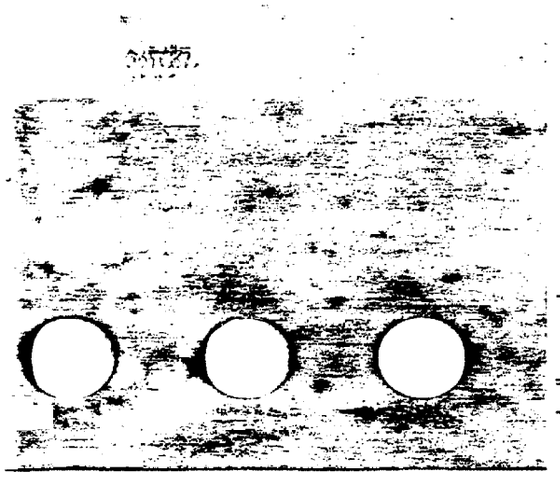
Included in the property described above is a cemetery approx. 20 ft. x 20 ft., The center of which bears from the end of all Number 4 S12° 53 W 402.3 ft. There is no visible access to cemetery and no record of cemetery ownership or access known to this surveyor.

Bearings assumed. All distances measured with E.D.M. Equipment.

Being the same property conveyed to Central Tennessee Broadcasting Corporation by deed of record in Book 6748, page 980, Register's Office for Davidson County, Tennessee.

The said Central Tennessee Broadcasting Corp. now known as Ward Broadcasting Corp by instrument of record in book 854 page 461 ROWC, recorded in Book 8134 pg 352 RODC.

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



RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 860

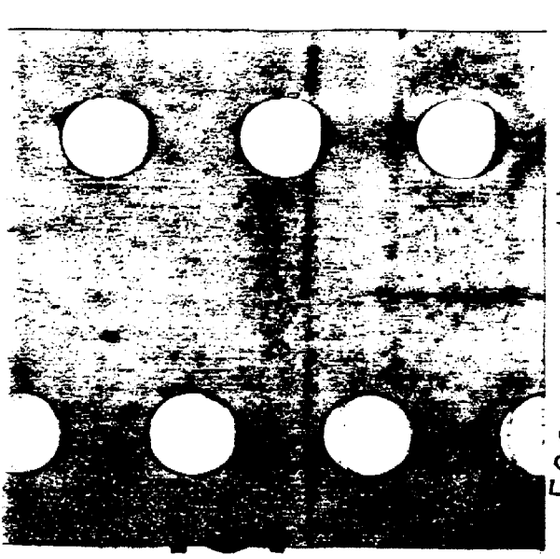
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

06/07/94 01 15:49 0001 3526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



58668
IDENTIFICATION REFERENCE

94 JUN -7 PM 3:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800294