Name and address of New Owner
and Responsible Taxpayer:

SFX Broadcasting of Tennessee, Inc.
600 Congress Avenue, Suite 1270
Austin, Texas 78701

This Instrument Prepared By:.

Richard A Liese, Esq.
150 East 58th Street
19th Floor
New York, New York 10155

BOOK 9540 PG 982

Map No. 93-14
Parcel No. 571

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE, made this 29th day of November, 1994, between LEGACY BROADCASTING PARTNERS, L.P., a Delaware limited partnership, with offices in Davidson County, Tennessee, Party of the First Part, and SFX BROADCASTING OF TENNESSEE, INC., a Delaware corporation, with offices in Austin, Texas, Party of the Second Part.

WITNESSETH, that the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration not herein recited, to it in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey unto the said Party of the Second Part, the premises described on Exhibit A attached herein and incorporated herein by this reference, with the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD the said premises to the said Party of the Second Part, it successors and assigns forever.

And the said Party of the First Part, for itself and for it successors and assigns, does hereby covenant with the said Party of the Second Part, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed, and it has full power, authority and right to convey the same, that said premises are free from all encumbrances, and that it will warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and seal the day and year first above written.

15177

IDENTIFICATION REFERENCE

DEC -7 PM 2:16

MAIL ENV.

LEGACY BROADCASTING PARTNERS, L.P.
a Delaware limited partnership

By: LEGACY BROADCASTING, INC.
a Delaware corporation
Its General Partner

By: _____
H. Dean Thacker,
Executive Vice President

c:wp51\ral.94\105-wnty.sfx

BOOK 9540 PG 983

STATE OF OHIO }
} SS:
COUNTY OF HAMILTON }

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared H. Dean Thacker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledge himself to be the Executive Vice President of Legacy Broadcasting, Inc., a Delaware corporation and the general partner of Legacy Broadcasting Partners, L.P., the within named bargainor, a Delaware limited partnership, and that he as such officer, being authorized to so do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal, at office in Hamilton County, Ohio, on this 29th day of November, 1994.

Notary Public

F. HOWARD [illegible]
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

My commission expires:

STATE OF NEW YORK }
} SS:
COUNTY OF NEW YORK }

The actual consideration or actual value of the property, whichever is greater, is $200,000.

SFX BROADCASTING OF TENNESSEE, INC.

By:
Howard J. Tytel,
Executive Vice President

Sworn to and subscribed before me this 29 day of November, 1994

IDRIA MARCHISOTTO
Notary Public, State of New York
No. 24-4847819
Qualified in Kings County
Cert. Filed in New York County
Commission Expires January 31, 1996

Notary Public : Idria Marchisotto

My commission expires: January 31, 1996

11:38 12/7/94 0102 CHECK 753.00

"EXHIBIT A"

BOOK 9540 PG 984

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Sixty-Seven Edgehill Estates, of record in Book 4595, page 179, Register's Office for said County, described as follows:

BEGINNING at an iron pin the northerly margin of Division Street at its intersection with the westerly margin of Alley No. 153; thence with the margin of said Street, westerly along a slight curve to the right, 300.57 feet to a monument; continuing with said Street, North 49 deg. 28' 15" West 22.73 feet to an iron pin in the easterly margin of 9th Avenue South; thence with the same, northerly along a slight curve to the left, 130.73 feet to an iron pin at the beginning of a curve; thence around said curve, northeasterly 33.77 feet to a monument in the southerly margin of Old Division Street; thence with the same, South 82 deg. 24' 15" East 170.01 feet to a monument at the beginning of a curve; thence around said curve southeasterly 29.48 feet to an iron pin in the westerly margin of Alley No. 153; thence with the same, as follows: South 2 deg. 03' 15" West 106.35 feet to an iron pin; thence South 1 deg. 34' 15" East 64.85 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 31.42 feet to an iron pin; thence South 88 deg. 25' 45" West 10 feet to an iron pin thence South 1 deg. 34' 15" East 20 feet to an iron pin; thence North 88 deg. 25' 45" East 10 feet to an iron pin at the beginning of a curve; thence around said curve, southeasterly 31.42 feet to an iron pin; thence South 1 deg. 34' 15" East 10 feet to an iron pin; thence North 88 deg. 25' 45" East 10 feet to an iron pin; thence South 1 deg. 34' 15" East 22.19 feet to the point of beginning containing 1.385 acres, more or less.

SUBJECT TO AND TOGETHER WITH:

1. All easements, covenants, restrictions and legal highways of record;

2. Any recorded easements above or below the surface and any discrepancies or conflicts in boundary lines or shortages in area or encroachments which a correct survey of the property would show;

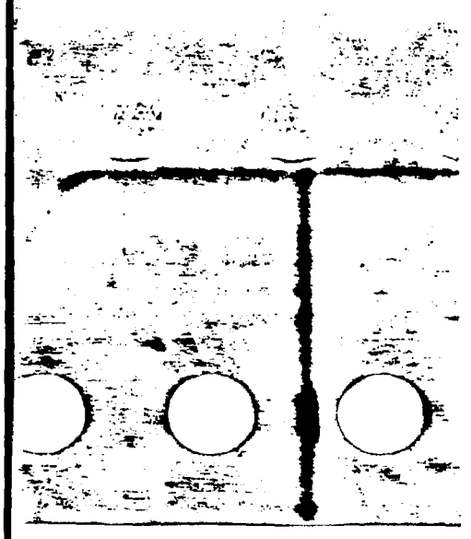
3. All county and city real estate taxes and assessments not yet due and payable;

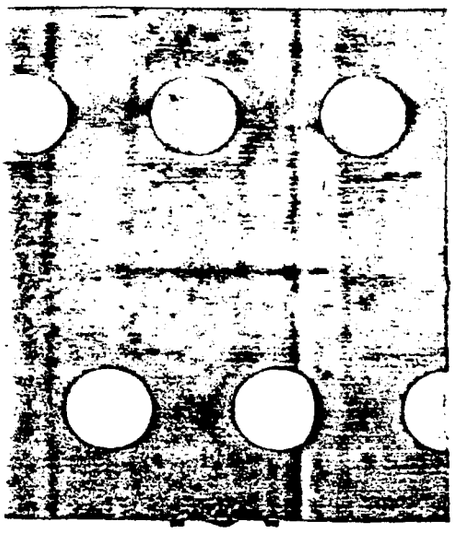
4. All matters set forth on Plat of Section Sixty-Seven, Edgehill Estates, of record in Book 4595, Page 179, Register's Office for Davidson County, Tennessee;

5. Restrictions of record in Book 4220, Page 723; Book 6236, Page 263; and Book 4710, Page 951, Register's Office for Davidson County, Tennessee.

6. Easement of record in Book 4659, Page 7, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Legacy Broadcasting Partners, L.P., a Delaware limited partnership, by warranty deed from Jacor Broadcasting of Nashville, Inc., a Tennessee corporation, of record in Book 8277, Page 33, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9540 PG 985

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
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
TOTAL 753.00
CHECK 753.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/94 01 14:17 0001 1108

15477
IDENTIFICATION REFERENCE

DEC-7 PM 2:16

No. 861094