BOOK 9573 PG 382

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
SFX Broadcasting of Tennessee, Inc. 150 East 8th Street New York, NY 10155	Same	92-16/370

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, Nashville Investment Associates Limited Partnership, a Georgia limited partnership, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto the said SFX Broadcasting of Tennessee, Inc. hereinafter "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as stated herein.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Witness its hand this 28th day of September, 1994.

[SIGNATURE ON FOLLOWING PAGE]

Nashville Investment Associates Limited Partnership, a Georgia limited partnership

HERMANN SEIGFRIED GRAF ZU MUENSTER
General Partner

STATE OF TENNESSEE)
COUNTY OF NASHVILLE)

BOOK 9573 PG 383

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, HERMANN SEIGFRIED GRAF ZU MUENSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner in Nashville Investment Associates, a Tennessee Limited Partnership, the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself as General Partner.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 28th day of September, 1994.

NOTARY PUBLIC

My Commission Expires:
9/26/98

Prepared by Brewer, Krause, Brooks & Mills, 611 Commerce Street, Suite 2600, Nashville, Tennessee, 37203

The actual consideration or value, whichever is greater for this transfer is $1,170,000.00.

State of Tennessee)
County of Davidson)

Affiant:

Sworn to and subscribed before me this 17th day of ~~September, 1994~~ January, 1995.

NOTARY PUBLIC

My Commission Expires:

CMB\DEEDS\55MS.SWD

EXHIBIT A

BOOK 9573PG384

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being lots 94, 95 and 96 as shown on the plan entitled "O.B. Hayes' First Plan of Small Lots" as recorded in plan book 1, page 69, Chancery Court at Nashville, and being more particularly described as follows:

Beginning at an iron pin set on the westerly right-of-way line Music Square West, (a 60' road), formerly Adison Avenue said pin being situated 137 feet more or less from the southerly end of the southwest return curve at the intersection of Music Square West and Chet Atkins Place, as measured along the westerly right-of-way line of Music Square West; Thence,

1. With said westerly right-of-way line, S06°06'53"W, 149.91 feet to an existing iron pin; Thence;

2. With the north line of the Steven J. Greil property as recorded in deed book 6800, page 826, R.O.D.C., Tennessee, N85°02'42"W, 150.01 feet to an existing iron pin in the easterly right-of-way line of a 16 foot alley; Thence,

3. With said alley, N06°06'53"E, 150.04 feet to an existing railroad spike; Thence,

4. With the southerly line of the Hans E. Schneberger property as recorded in deed book 7459, page 490, R.O.D.C., Tennessee, S84°59'47"E, 150.01 feet to the point of beginning and containing 22,493 square feet or 0.516 acres more or less according to a survey dated October 24, 1994, and prepared by Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee, 37206, John O. Spry, R.L.S. No. 727.

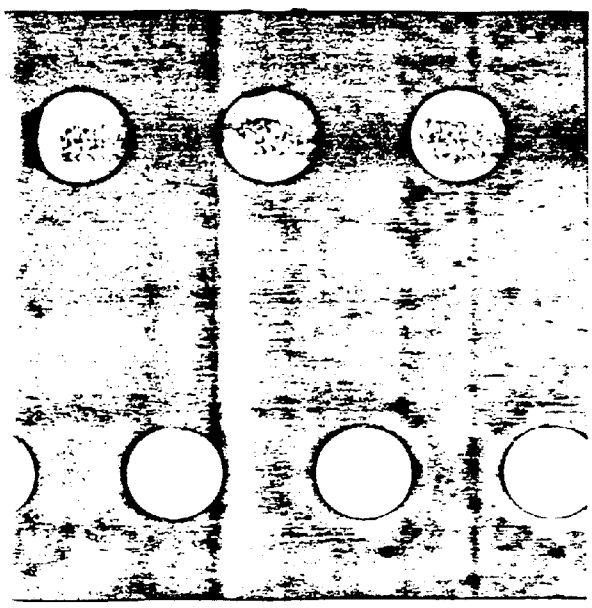
Being the same property conveyed to Nashville Investment Associates Limited Partnership by deed from Yearwood Johnson Stanton & Crabtree, Inc. of record in book 6806, page 839, R.O.D.C., Tennessee

This is improved property known as 55 Music Square West, Nashville, Tennessee, 37212.

26220
IDENTIFICATION REFERENCE

CMB/DEEDS/55MS.SWD

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

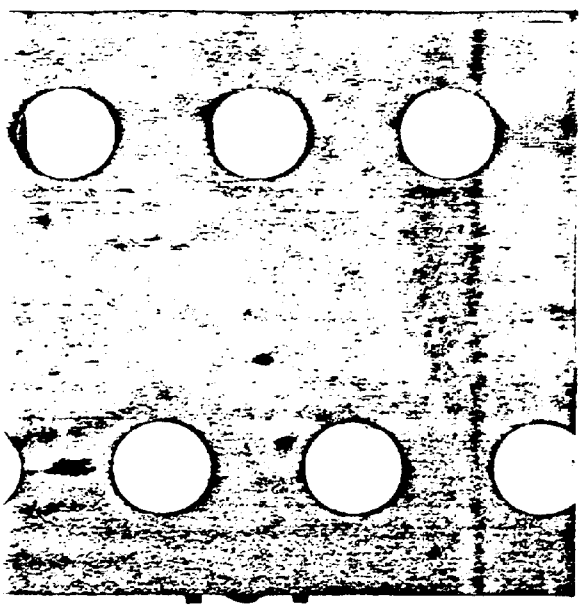
RECEIVED OF _____

FOR _____

BOOK 9573 PG 385

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	1170000.00		
	CON TX	4329.00		
	PRFEE	1.00		
	WDEED	12.00		
	TOTAL	4342.00		
	CHECK	4342.00		
01/13/95	01	12:48 0001	2970	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26220
IDENTIF. & REFERENCE

95 JAN 18 PM 12:48
REGISTER
DAVIDSON COUNTY, TN.

No. 872797