NAME AND ADDRESS OF NEW OWNER	NAME AND ADDRESS OF ENTITY RESPONSIBLE FOR PAYMENT	TAX MAP AND PARCEL NO. 060-04-0 022.00
WNAB CHANNEL 58 NASHVILLE, INC. 5864 New Harmony Rd Hartsville, TN 37074	WNAB CHANNEL 58 NASHVILLE, INC. 5864 New Harmony Rd. Hartsville, TN 37074	

CORPORATION WARRANTY DEED

THIS DEED made this 6th day of February, 1995, between WAL-MART STORES, INC., a corporation organized and existing under the laws of the state of Delaware, the successor in interest to Wal-Mart Properties, Inc., a Delaware corporation, by merger effective January 31, 1991, with offices in the county of Benton, State of Arkansas (hereinafter referred to as "Grantor"), and WNAB CHANNEL 58 NASHVILLE, INC., a Tennessee corporation with a mailing address of 5864 New Harmony Road, Hartsville, Tennessee 37074 (hereinafter referred to as "Grantee"),

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of ten and no/100 dollars ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever grant, bargain, sell and convey to Grantee, and its successors and assigns, a certain tract of land, containing 16.28 acres, more or less, situated, lying, and being in the City of Nashville, County of Davidson, State of Tennessee, as more particularly described on Exhibit A attached hereto and made a part hereof (the "Land");

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And said Grantor does hereby fully warrant the title to said Land, and will defend the same against the lawful claims of all persons whomsoever, subject to those matters of appearing on Exhibit "B" hereto.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its Director of Development and caused its corporate seal attested by its Assistant Secretary to be hereto affixed the day and year first above written.

(CORPORATE SEAL)

WAL-MART STORES, INC.
the successor in interest to Wal-Mart Properties, Inc., a Delaware corporation, by merger effective January 31, 1991

BY: _____

Its: Director of Development

ATTEST:

By: _____
Assistant Secretary

7929 03/02/1995 03:CHECK 10256.00

95 FEB -7 PM 4:01

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

32511
IDENTIF. & REFERENCE

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

In the State of Arkansas, County of Benton, on this 6th day of February, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew L. Schwerdtfeger, to me personally known, who being by me duly sworn did say that he is the Director of Development of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the corporate seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Andrew L. Schwerdtfeger acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Susan E. Grimes

Notary Public

My Term Expires 10/1/2004

NOTARY PUBLIC SUSAN E. GRIMES BENTON COUNTY, ARKANSAS

THIS INSTRUMENT PREPARED BY: RHONDA R. MORRIS
WAL-MART STORES, INC.
701 S. WALTON BLVD.
BENTONVILLE, AR 72716

AFTER RECORDING, PLEASE RETURN TO:
RHONDA R. MORRIS
WAL-MART STORES, INC.
701 S. WALTON BLVD.
BENTONVILLE, AR 72716

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer, or value of the property conveyed, is $2,770,000.00, which amount is equal to or greater than the amount which the property conveyed would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of February, 1995.

Susan E. Grimes

Notary Public
My Commission Expires: 10/1/2004

NOTARY PUBLIC SUSAN E. GRIMES BENTON COUNTY, ARKANSAS

EXHIBIT "A"

(Attached to and made a part of that certain Corporation Warranty Deed dated 2-6-95 by and between Wal-Mart Stores, Inc. as Grantor, and WNAB Channel 58 Nashville, Inc. as Grantee)

BEGINNING at an iron pipe in the East right-of-way line of Dickerson Pike, said point also being a Southwest corner of the property more particularly described as follows:

Thence with the East right-of-way line of Dickerson Pike North 05° 14' 28" East, a distance of 655.11' to an iron pipe; thence South 16° 14' 03" East, a distance of 42.82' to an iron pin; thence South 84° 53' 56" East, a distance of 234.98' to an iron pin; thence North 05° 04' 18" East, a distance of 184.63' to an iron pipe; thence South 85° 58' 44" East, a distance of 678.20' to an iron pin; thence South 09° 38' 26" West, a distance of 566.41' to an iron pipe thence South 13° 25' 30" West, a distance of 301.68' to an iron pipe in the North right-of-way line of Maplewood Lane; thence with said right-of-way line North 83° 06' 14" West, a distance of 817.71' to an iron pipe said point being the beginning of a curve to the right; thence with the arc of a curve to the right, with a radius of 25.00' and a chord bearing and distance of North 39° 15' 46" West, 34.79' a arc distance of 38.48' to the point of beginning and containing 16.18 acres or 704,799 square feet.

BEING A PART OF THE SAME PROPERTY CONVEYED TO WAL-MART PROPERTIES, INC., A DELAWARE CORPORATION, BY WARRANTY DEED FROM MARTIN THEATRES, INC., A DELAWARE CORPORATION, OF RECORD IN BOOK 6470, PAGE 577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"

(Attached to and made a part of that certain Corporation Warranty Deed dated 2-6-95 by and between Wal-Mart Stores, Inc. as Grantor, and WNAB Channel 58 Nashville, Inc. as Grantee)

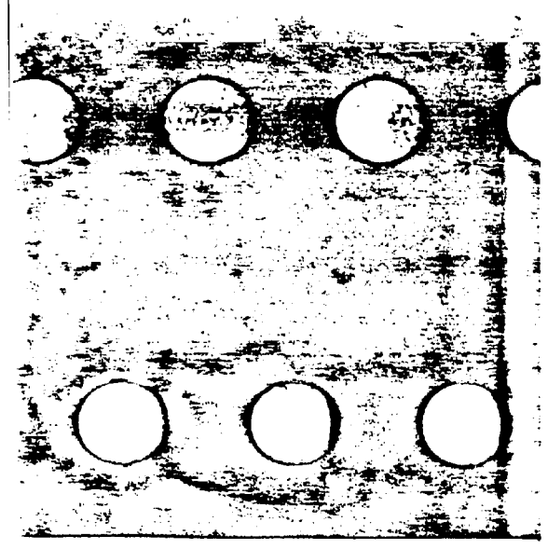
1. Unrecorded easements for roads and utilities, if any.

2. Easements for sanitary sewers and/or storm drainage/detention, of record in Book 5713, page 763, Boox 6549, page 793, said Register's Office.

3. Non-exclusive easement for ingress and egress over the driveways, exits and entrances of the shopping center property to Burger King limited partnership III, of record in Boox 6690, page 494, said Register's office.

4. Driveway easement to Burger King Limited Partnership II, of record in Book 6690, page 494, said Register's Office.

5. ~~1994 county real property taxes are due and payable in the amount of $53,940.60.~~ 1995 and all future real property taxes constitute a lien, although the same are not yet due and payable (Map 60-4, Parcel 22)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

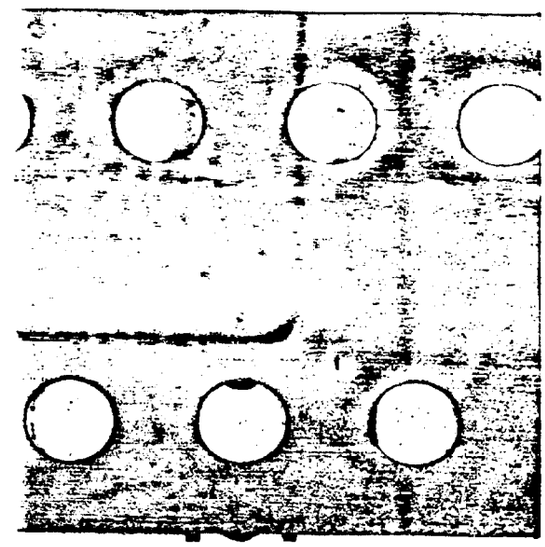
RECEIVED OF _____

FOR _____

BOOK 9590 PG 624

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
2770000.00
CON TX 10249.00
PRFEE 1.00
MTG 16.00
TOTAL 10266.00
CHECK 10266.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/07/95 01 16:03 0001 9928

325111
IDENTIF. & REFERENCE

95 FEB -7 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879665