BOOK 9613PG254

THIS INSTRUMENT PREPARED BY
Anne Sumpter Arney
DORAMUS & TRAUGER
Southern Turf Building
222 Fourth Avenue North
Nashville, Tennessee 37219-2102
Tel: (615) 256-8585

ADDRESS NEW OWNER:

810 Division Street
Nashville, Tennessee
37203

SEND TAX BILL TO:

810 Division Street
Nashville, Tennessee
37203

40054
IDENTIF. & REFERENCE

95 MAR -7 PM 2:43
FELIX G. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Map: 93-14
Parcel: 571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SFX Broadcasting of Tennessee, Inc., a Delaware corporation, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Crunk Connected Products, L.L.C., a Tennessee limited liability company, hereinafter the GRANTEE, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

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 in 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° 28' 15" West 22.73 feet to an iron pin at the beginning of a curve; thence around said curve northerly 39.11 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° 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° 03′ 15" West 106.35 feet to an iron pin; thence South 1° 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° 25′ 45" West 10 feet to an iron pin thence South 1° 34′ 15" East 20 feet to an iron pin; thence North 88° 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° 34′ 15" East 10 feet to an iron pin; thence North 88° 25′ 45" East 10 feet to an iron pin; thence South 1° 34′ 15" East 22.19 feet to the point of beginning containing 1.385 acres, more or less.

Being the same property conveyed to SFX BROADCASTING OF TENNESSEE, INC., A DELAWARE CORPORATION by deed from LEGACY BROADCASTING PARTNERS, L.P., A DELAWARE LIMITED PARTNERSHIP of record in Book 9540, page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Division, Nashville, Tennessee 37203.

This conveyance is made subject to the following exceptions:

1. Taxes for 1995 a lien but not yet due and payable.

2. The Plan of record in Plat Book 4595, page 179, Said Register's Office.

3. Easement for utilities retained in Ordinance No. 72-368 of the Ordinances of Metropolitan Government of Nashville and Davidson County, Tennessee, a certified copy of record in Book 4659, page 7, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors, heirs and assigns, forever, GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6 day of March, 1995.

GRANTOR:
SFX BROADCASTING OF TENNESSEE, INC.

BY: John Ing

TITLE: V.P./General Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, N. Courtney Hollins a Notary Public of said County and State, John Ing, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the VP/General Manager of the SFX Broadcasting of Tennessee, Inc, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of March, 1995.

N. Courtney Hollins
Notary Public

N. COURTNEY HOLLINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Nov. 20, 1996

The actual consideration for this transfer or value of property (whichever is greater) is $350,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Anne A. Arney
Affiant

Sworn to and subscribed before me

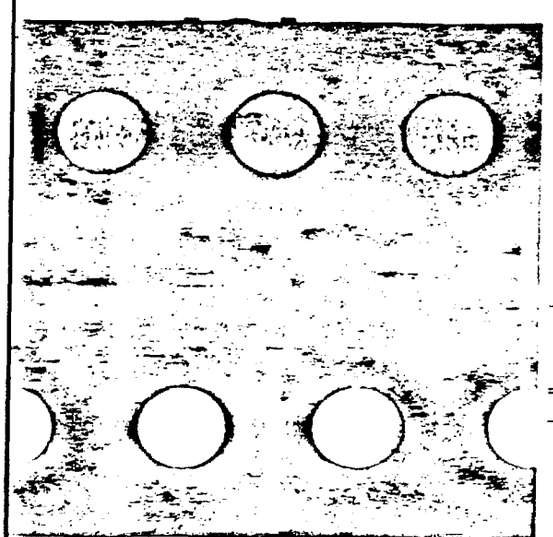
this 6 day of March, 1995.

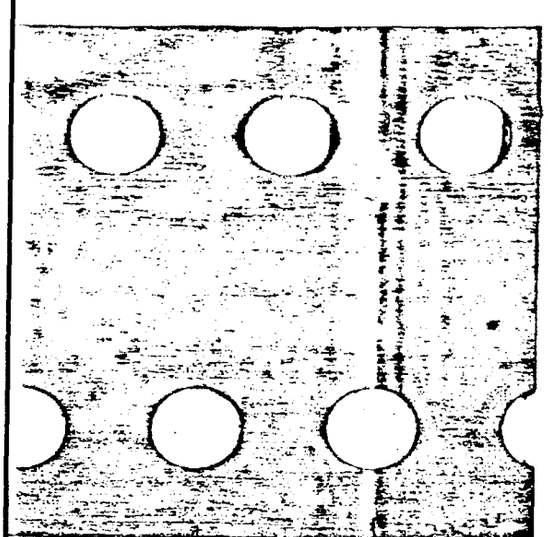
Notary Public

My Commission Expires: Nov. 20, 1996

11:34 03/07 0101 03CHECK 1312.00

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





RECEIVED OF _____

FOR _____

BOOK 9613PG258

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 350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 16.00
TOTAL 1312.00
CHECK 1312.00

03/07/95 01 14:44 0001 8184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40054
IDENTIF. & REFERENCE

95 MAR -7 PM 2:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 887817