BOOK 9728 PG 806

Bx 55

PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:

RIVER CITY BROADCASTING L.P.
1215 Cole Street
St. Louis, Missouri 63106

Attn: Mr. Robert E. Quicksilver
General Counsel

Send Tax Bills To:

New Owner

Mortgagee:

BANK OF MONTREAL
430 Park Avenue, 16th Floor
New York, NY 10022

Attn: Maggie Gaglin
Senior Officer

Map & Parcel No.:

41-18

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

KEYMARKET OF NASHVILLE, INC., a Georgia corporation, has this day bargained and sold, and does hereby transfer and convey unto RIVER CITY BROADCASTING, L.P., a Delaware limited partnership, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a survey by Ragan-Smith Associates, Project No. 77-020, Work Order No. 4914, dated May 10, 1995 as follows:
>
> Beginning at an existing iron pin on the northerly margin of Old Hickory Boulevard, said pin being N 27°13'03" East, 30 feet from the centerline of Old Hickory Boulevard and being 19 feet westerly of a point in the center of a concrete culvert and about 628 feet 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 2835.00 foot radius curve to the right a distance of 806.07 feet to an existing iron pin at the southeasterly corner

of Lot 19 on the Plan of Hickory Acres Subdivision, Section 1 (not of record), said curve having a chord bearing and distance of N 63°05'24" W, 803.02 feet; thence,

2. with the easterly line of Hickory Acres Subdivision, Section 1 and Section 2 in part, N 15°41'03" E, 508.18 feet to an existing iron pin in the easterly line of Lot 22, Hickory Acres Subdivision, Section 2, recorded in Book 2330, Page 117, R.O.D.C., Tenn.; thence,

3. with the easterly line of Hickory Acres, Section 2, N 25°08'55" E, 669.98 feet to an existing concrete monument in the southerly line of Dalemere Subdivision, recorded in Book 2900, Page 35, R.O.D.C., Tenn.; thence,

4. with the southerly line of Dalemere Subdivision, Section One, S 86°51'48", 295.68 feet to an existing iron pin at the southeasterly corner of Lot 42, Dalemere Subdivision, Section Three, recorded in Book 3300, Page 6, R.O.D.C., Tenn.; thence,

5. with the southerly line of Dalemere Subdivision, Section Three, S 87°17'07" E, 206.98 feet to an existing concrete monument on the westerly margin of the south terminus of Yoest Drive, said monument also being the southwest corner of Dalemere Subdivision, Section Two, recorded in Book 2854, Page 133, R.O.D.C., Tenn.; thence,

6. with the southerly line of Dalemere Subdivision, Section Two, S 86°45'55" E, passing an existing iron pin at 51.30 feet, a total of 392.38 feet to an existing iron pin at the northwest corner of Mary F. King property, recorded in Book 6908, Page 94, R.O.D.C., Tenn.; thence,

7. with the westerly line of King, S 7°18'41' W, 131.29 feet to an existing iron pin in the westerly line of Mary Frances King property, recorded in Book 6908, Page 94, R.O.D.C., Tenn.; thence,

8. with the westerly line of King, S 20°06'34" W, a distance of 302.64 feet to an existing iron pin on the west line of Patricia Kay Frensley, recorded in Book 5396, Page 783, R.O.D.C., Tenn.; thence,

9. continuing with the west lines of Frensley, Carver, Rawls and Caudle, S 25°02'39" W,

791.79 feet to an existing iron pin at the northwesterly corner of Hoover Vanatta et ux, recorded in Book 6890, Page 690, R.O.D.C., Tenn.; thence,

10. with Vanatta's west line, S 27°11'13" W, 314.15 feet to the point of beginning and containing 27.684 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Included in the above described property is a cemetery approximately 20 by 20 feet, the center which bears from the southwest corner of Lot 42, Dalemere Subdivision, Section Three, S 12°53' W, 402.3 feet. There is no visible access to the cemetery and no record of ownership or access known to this surveyor.

Being the same property conveyed to Keymarket of Nashville, Inc, a Georgia corporation, by deed of record in Book 9371, Page 858, R.O.D.C., Tennessee.

This legal description was prepared by John O. Spry, Tennessee license number 727 on May 17, 1995. His address is c/o RAGAN-SMITH-ASSOCIATES, INC., 315 Woodland Street, Nashville, Tennessee 37206.

This is improved property known as 1130 Old Hickory Blvd., Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as noted of record.

Grantor further covenants and binds itself and its 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.

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 our hands this 7th day of July, 1995.

KEYMARKET OF NASHVILLE, INC.
a Georgia Corporation

By: Kerry E Conger
TITLE: President

State of Georgia)

County of Richmond)

Before me, Robert F. Wright, Jr., a Notary Public in and for said county and state, personally appeared Keeley E. Confer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Pres. of KEYMARKET OF NASHVILLE, INC., the within named bargainor, a corporation, and that he as such Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Pres

Witness my hand and seal, at office in Augusta, Ga., this 7th day of July, 1995.

My Commission Expires:

4-17-97

Robert F. Wright, Jr.
NOTARY PUBLIC

~~STATE OF~~ District of)
~~COUNTY OF~~ Columbia)

The actual consideration or value, whichever is greater, for this transfer is $ 158,900.00 .

AFFIANT

Subscribed and sworn to before me this 7th day of July, 1995.

My Commission Expires:

7/31/99

Deborah E. Buhner
NOTARY PUBLIC

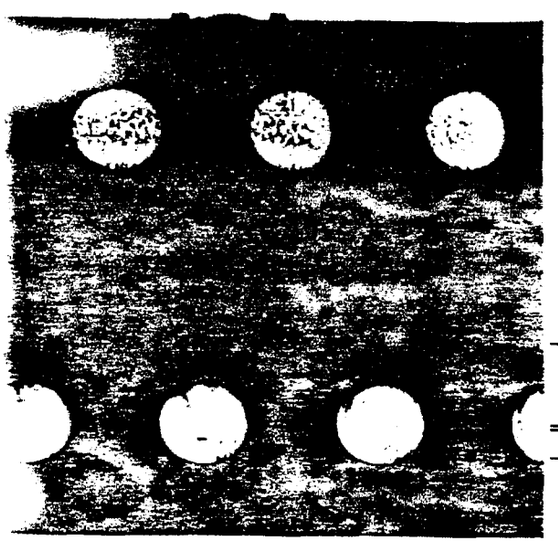
DEBORAH E. BUHNER NOTARY PUBLIC DIST. OF COLUMBIA

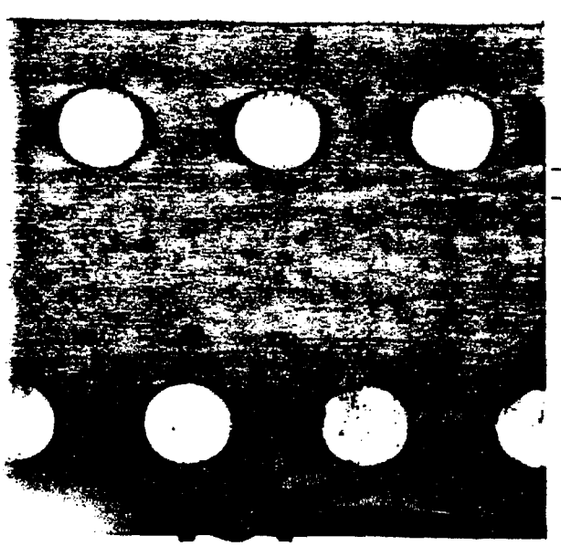
PICK-UP

95 JUL 12 AM 10:22
FILED IN REGISTER
DAVIDSON COUNTY, TN.

0078336

0533 07/12 12:01 03CHECK 604.93





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

RECEIVED OF _____

FOR _____

BOOK 9728 PG 810

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 158900.00
CON TX 587.93
PRFEE 1.00
WDEED 15.00
TOTAL 604.93
CHECK 604.93

07/12/95 01 10:24 0001 0313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00078336
IDENTIFICATION REFERENCE

95 JUL 12 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929434