WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Central Tennessee Broadcasting	same	MAP 93-10
Corporation (NAME)	(NAME)	
300 Peabody Street		PARCEL 431
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (P O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars

Dollars,

7210 01/12 0101 03CHECK 1535 50

BOOK 9916 PG 14

Charley Pride and wife, Rozene C. Pride

have this day bargained and sold, and do hereby transfer and convey unto the said Central Tennessee Broadcasting Corporation

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows See Exhibit A which is attached hereto and incorporated herein by reference.

This conveyance is subject to all easements, encroachments, encumbrances, restrictions, rights of way, covenants or agreements of record, and property taxes for 1996.

PICK-UP

98 JAN 12 AM 10:41

DAVIDSON COUNTY TN

0140325

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 425,000.00

Subscribed and sworn to before me, this the 9th day of January 19 96

My commission expires: 07/25/98 (Affix Seal)

Affiant: Daniel M Wilson

Notary Public: Melanie D Hunter

This is unimproved ( ) improved (X) property, known as 300 Peabody Street, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Central Tennessee Broadcasting Corporation and its

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 4TH day of JANUARY, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charley Pride
Charley Pride

Rozene C. Pride
Rozene C. Pride

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ TEXAS }
COUNTY OF ~~DAVIDSON~~ DALLAS }

Personally appeared before me, JERRY LASTELICK, a Notary Public in and for said County and State, Charley Pride and wife, Rozene C. Pride

the within named bargainor... , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dallas, Texas this the 4th day of JANUARY, 1996

My Commission expires NOV. 30, 1998

Jerry Lastelick
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be....., of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

Witness my hand and seal, at office in....., this .....day of....., 19.....

.....Notary Public

Commission expires.....

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM
CHARLEY PRIDE AND WIFE ROZENE C. PRIDE

TO
CENTRAL TENNESSEE BROADCASTING CORPORATION

This Instrument prepared by:
FLYNN AND NEENAN, ATTORNEYS, P.C.
Suite 800, Noel Place
200 Fourth Avenue North
Nashville, TN 37219

Complimenta of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A BOOK 9916 PG 16

A tract of land in the 1st Civil District of Nashville-Davidson County, Tennessee, being Lots 63, 64, 65, 66, 67, 68, 69, 70, 71 and 72 on the plan of University Lots called College Campus, not of record, being more particularly described according to a survey dated December 14, 1995 prepared by Ragan-Smith Associates, Inc., Job Number 95-172, W.O. Number 5069, as follows:

Beginning at an iron pin (set) along the back of a sidewalk at the intersection of the westerly right-of-way of Peabody Street (a 40-foot right-of-way) and the southerly right-of-way of Third Avenue (a 50-foot right-of-way); thence,

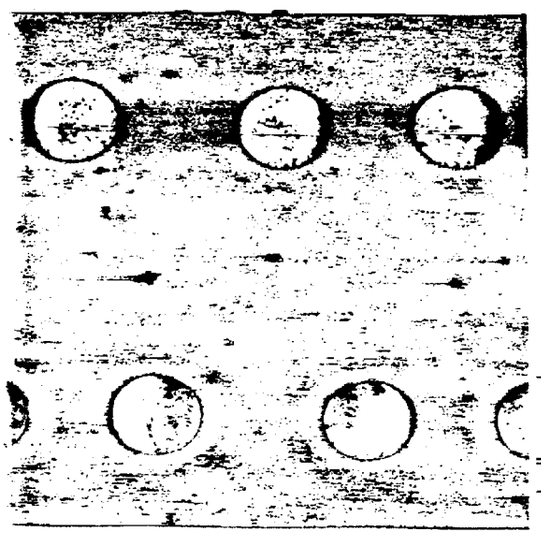
1. With the westerly right-of-way of Peabody Street, S 31°55'26" W a distance of 162.00 feet to an iron pin (set); said iron pin being at the intersection of the westerly right-of-way of Peabody Street and the northerly right-of-way of Almond Street (a 38-foot right-of-way); thence,

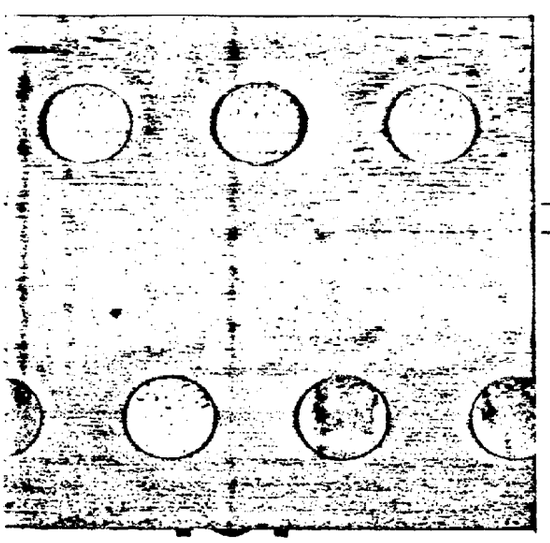
2. With the northerly right-of-way of Almond Street, N 58°04'34" W a distance of 256.00 feet to an iron pin (set); said iron pin being the southeast property corner of Ching I. Wang and Min Huang Wang, his wife, of record in Book 7379, Page 517 R.O.D.C., Tennessee; thence,

3. Leaving said right-of-way with the easterly line of Wang's tract, N 31°55'26" E a distance of 162.00 feet to an iron pin (set) along the back of a sidewalk in the southerly right-of-way of Third Avenue; thence

4. With the southerly right-of-way of Third Avenue, S 58°04'34" E a distance of 256.00 feet to the point of beginning and containing 41,471 square feet or 0.952 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Category 1 Survey.

Being the same property conveyed to Charley Pride by deeds of record in Book 7509, Page 367, and Book 9916, Page 11, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9916 PG 17

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
425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 12.00
TOTAL 1585.50
CHECK 1585.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/96 01 10:42 0001 7210

0140325
IDENTIF. & REFERENCE

96 JAN 12 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 995527