BOOK 10118 PG 817

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael P. Thompson 4409 Franklin Road Nashville, TN 37204	Michael P. Thompson 4409 Franklin Road Nashville, TN 37204	Map 93-10; Parcel 431
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JEM) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Central Tennessee Broadcasting Corporation ("Grantor"), a Tennessee corporation, has bargained and sold, and hereby transfers and conveys to Michael P. Thompson ("Grantee"), his successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Michael P. Thompson, his sucessors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

SEE ATTACHED EXHIBIT "B"

PICK-UP

96 JUL 11 PM 3:29

0202803

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 10th day of July, 1996.

Notary Public
My Commission Expires: 9/27/97

0359108.02
065994-000 07/09/96

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his successors and assigns against the lawful claims of all persons.

Executed this 10th day of July, 1996.

CENTRAL TENNESSEE BROADCASTING CORPORATION

By: Daniel R. Loftus

Title: President

This is improved property, located at Third Avenue South, Nashville, TN 37201.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary C. Ward the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel R. Loftus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Central Tennessee Broadcasting Corporation, the within named bargainor, a Tennessee corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of July, 1996.

Mary C. Ward
NOTARY PUBLIC

My Commission Expires: 9/27/97

NOTARY PUBLIC AT LARGE

0359108.02
065994-000 07/09/96

EXHIBIT "A"
LEGAL DESCRIPTION

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 No. 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 degrees 55 minutes 26 seconds 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 degrees 04 minutes 34 seconds 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 degrees 55 minutes 26 seconds E a distance of 162.00 feet to an iron pin (set) along the back of sidewalk in the southerly right-of-way of Third Avenue; thence,

4. With the southerly right-of-way of Third Avenue, S 58 degrees 04 minutes 34 seconds 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 within were determined within the precision requirements of a Category I Survey.

Being the same property conveyed to Central Tennessee Broadcasting Corporation by deed from Charley Pride and wife, Rozene C. Pride, of record in Book 9916, page 14, Register's Office for Davidson County, Tennessee.

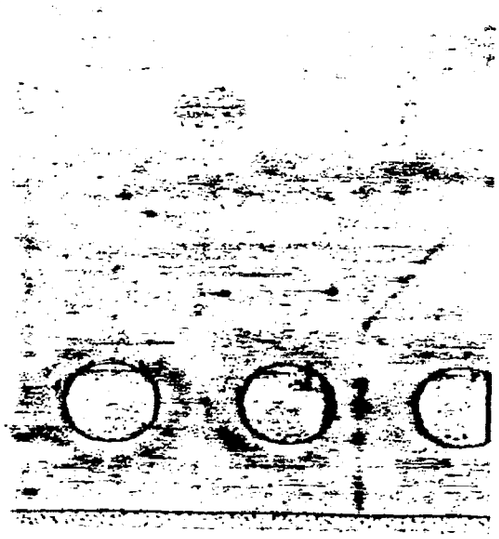
BOOK 10118 PG 820

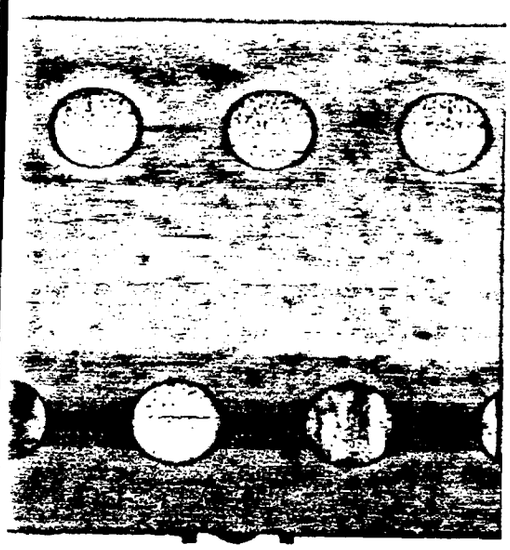
EXHIBIT "B"
ENCUMBRANCES

1. Taxes for the year 1996 and subsequent years, a lien but not yet due and payable.

2. Deed of trust executed by Central Tennessee Broadcasting Corporation to T. Wayne Hood, for The Bank of Nashville, securing the original principal amount of $340,000.00, dated January 15, 1996, and filed for record on January 12, 1996 at 10:42 A.M. in Book 9916, page 18, Register's Office for Davidson County, Tennessee.

3. Subject to a right-of-way for streets and alleys.





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

RECEIVED OF _____

FOR _____

BOOK 10118 PG 821

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
MDEED 16.00
TOTAL 1589.50
CHECK 1589.50
07/11/95 01 15:31 0001 4377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202803
IDENTIF. ↑ REFERENCE

95 JUL 11 PM 3:29

DAVIDSON

No. 1062070