Box 33-B
2372

Prepared by: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Ave. N.
Nashville, TN 37219
(615) 259-3456

WARRANTY DEED

BOOK 10354 PG 152

Address New Owner As Follows:

Donald Gary Durham
427 Murfreesboro Road
Nashville, Tennessee 37210

Send Tax Bills To:

Same New Owner

Mortgagee:

SouthTrust Bank of Tennessee, N.A. - Nashville
230 4th Avenue North
Nashville, TN 37201

Map & Parcel No.:

106-1-120
106-1-120.01
106-1-125

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 acknowledged, KNIGHT-RIDDER NASHVILLE LAND CORPORATION, has this day bargained and sold, and does hereby transfer and convey unto the Grantee* herein, his successors, heirs and assigns, certain real estate AS IS in Davidson County, Tennessee, as follows:

> Land in the 16th councilmatic district of Davidson County, Tennessee, being a part of the property conveyed in deed book 7921, page 234, register's office for said county and more particularly described as follows:
>
> Beginning in the south right of way of Murfreesboro Pike at its intersection with the east right of Parris Avenue; thence along said south right of way S 69 58' 26" E, 355.59 feet to an iron pin at the northwest corner of Young Broadcasting of Nashville, Inc.; thence leaving said south right of way S 4 47' 31" W, 238.34 feet to an iron pin at the northeast corner of the Diesel Power Subdivision as of record in plat book 8250, page 343, R.O.D.C.; thence along the north line of said subdivision N 69 53' 43" W, 240.65 feet to an iron pin; thence N 69 55' 05" W, 114.92 feet to the east right of way of Parris Avenue; thence along said east right of way N 4 45' 34" E, 237.92 feet to the point of beginning and containing 1.875 acres, more or less.

* Donald Gary Durham, a married man,

Being part of the same property conveyed to Knight-Ridder Nashville Land Corporation by deed from Knight-Ridder Broadcasting, Inc. of record in Book 7921, page 234, said Register's Office.

STATE OF ~~TENNESSEE~~ Florida)

COUNTY OF ~~DAVIDSON~~ Dade)

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.

Jerry M Marshall
AFFIANT

Subscribed and sworn to before me this 5th day of February, 1997.

My Commission Expires:

Aug. 14, 2000

Nieves Blanco
NOTARY PUBLIC

NIEVES BLANCO
My Comm Exp. 8/14/00
Bonded By Service Ins
No. CC602493
[✓] Personally Known [ ] Other I.D.

This is improved property known as 427 Murfreesboro Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs 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.

0274522
IDENTIFICATION REFERENCE

97 FEB 20 PM 1:13

Witness our hand this 5 day of February, 1997.

KNIGHT-RIDDER NASHVILLE LAND CORPORATION

By: Jerry M Marshall
Jerry M. Marshall
Treasurer

STATE OF FLORIDA)

COUNTY OF Dade)

Before me, NIEVES BLANCO, a Notary Public in and for said county and state, personally appeared Jerry M. Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer of KNIGHT-RIDDER NASHVILLE LAND CORPORATION, the within named bargainor, a corporation, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

Witness my hand and seal, at office in Miami, Florida, this 5th day of February, 1997.

My Commission Expires:

Aug. 14, 2000

Nieves Blanco
NOTARY PUBLIC

NIEVES BLANCO
My Comm Exp. 8/14/00
Bonded By Service Ins
No. CC663493
(X) Personally Known [ ] Other I. D.

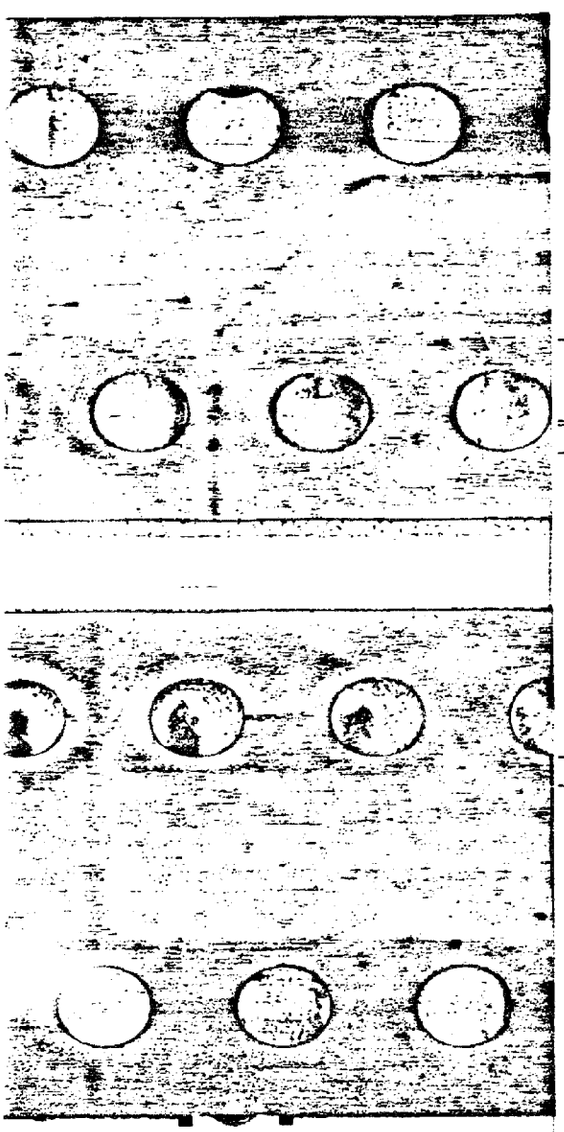
NOTE:

Buyer acknowledges and agrees that he has had or will have prior to Closing, adequate opportunity to investigate and inspect the environmental condition of the Company's facilities and property and Buyer acknowledes that he is buying the property AS IS WHERE IS. Buyer further acknowledges and agrees that he has had an opportunity to discuss the environmental condition of the property with the various employees, agents and/or representatives of the Company. To the extent he deems necessary, Buyer has investigated and has knowledge of operative or proposed governmental laws and regulations including, but not limited to, environmental use laws and regulations to which the property is or may be subject and Buyer is purchasing the property, upon the basis of his review and determination of the applicability and effect of such laws and regulations. Buyer acknowledges that he is entering into this agreement on the basis of whatever investigation of the physical and environmental conditions of the property he deemed necessary and Buyer assumes the risk that adverse physical and environmental conditions may not have been revealed by his own investigation. Buyer further acknowledges that Seller, its trustees, officers, directors, agents, employees, shareholders and other persons acting on behalf of Seller have made no representation or warranty of any

kind in connection with any matter relating to the environmental or other condition, value, fitness or use of the property upon which Buyer has relied directly or indirectly for any purpose.

DONALD GARY DURHAM

7979 02/20 0101 03CHECK 942.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10354 PG 156

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	250000.00
			CON TX	925.00
			PRFEE	1.00
			TDEED	16.00
			TOTAL	942.00
			CHECK	942.00
02/20/97		01	09:45 0001	7979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274522
IDENTIF. # REFERENCE

97 FEB 20 AM 9:

DAVIDSON COUNTY

No. 1118426