Box 41

BOOK 10375 PG 257

SPECIAL WARRANTY DEED

FROM: MetroCenter Holdings, Inc., Grantor

TO: Nashville Public Radio, a Tennessee not-for-profit corporation, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday, PLC
Suite 1800, SunTrust Center
Nashville, Tennessee 37219

Address New Owner as Follows:
P.O. Box 24090
Nashville, Tn 37202

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:
same

Map-Parcel Numbers:
Map 70-10
Parcel 16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4746 03/11 0101 03CHECK 861.57

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirteen Thousand One Hundred Twenty-Five and 00/100 Dollars ($213,125.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10 day of March, 1997.

Notary Public

My Commission Expires: 3/25/2000

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, MetroCenter Holdings, Inc., Grantor, a Tennessee corporation has bargained and sold, and by these presents does transfer and convey unto the said Nashville Public Radio, a Tennessee not-for-profit corporation, herein the Grantee, its successors, and assigns, a certain tract or parcel of land (the "Property") in Davidson County, State of Tennessee, described as follows, to wit:

> First Revision Section 16 MetroCenter Lot 37 V of record in Book 8250, page 702, Register's Office for Davidson County, Tennessee (the "Plat").
>
> BEING part of the property deeded to MetroCenter Holdings, Inc. by Quitclaim Deed from MetroCenter Properties, Inc., of record in Book 8321, page 668, R.O.D.C.

This is unimproved property at _____ Mainstream Drive, Nashville, Tennessee.

This conveyance is expressly made subject to those title exceptions set out on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and the same is unencumbered and unrestricted by any matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and/or assigns against the lawful claims of all persons from matters arising by, through or under Grantor, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 10 day of March, 1997.

METROCENTER HOLDINGS, INC.

By: _____
Randall W. Parham, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Randall W. Parham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of METROCENTER HOLDINGS, INC., the within named bargainor, a Tennessee corporation, and that he as such President 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, this 10 day of March, 1997.

_____
Notary Public

DENISE M. LAUMEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
3/25/2000

EXHIBIT A

1. Matters shown on the recorded Plat of record in Book 8250, page 702, Register's Office for Davidson County, Tennessee including, but not limited to public utility and drainage easements.

2. A lien for 1997 real estate taxes which are being and will be prorated between Grantor and Grantee.

3. Restrictions as contained in Book 4829, page 722, as modified in Book 5792, page 787, as amended by Book 7012, page 61, and made applicable by Book 7012, page 62, Register's Office for Davidson County, Tennessee.

4. Title to the property embraced within the bounds of any roads or highways.

5. An easement for the operation and maintenance of drainage canals.

6. Restrictive covenant in favor of Taco Bell Corp., of record in Book 9420, page 176, said Register's Office, prohibiting use of the Property for a restaurant with the primary purpose of selling Mexican food on a fast food basis.

7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in restrictions recorded in Book 7487, page 952 and in any allied instrument(s) referred to in said restrictions.

8. Restrictions contained in Book 5242, page 389 and Book 9420, page 176.

9. Restrictions as contained in Book 4784, page 659 and made applicable in Book 7012, page 62, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10375 PG 260

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	213125.00
			CON TX	788.57
			PRFEE	1.00
			WDEED	12.00
			TOTAL	801.57
03/11/97	01	08:38 0001	CHECK	801.57



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02807911

IDENTIFICATION

97 MAR 11 PM 8:35

REGISTER
DAVIDSON COUNTY, TN

No. 1125111