0381559

IDENTIF. & REFERENCE

43

This Instrument Was Prepared By:
Baker, Campbell & Parsons
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

97 DEC 17 PM 4:13

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

Address New Owner And Send Tax Bills To:

Newspaper Publishing LLC
Attn: Gary W. Cunningham
2323 Crestmoor Road
Nashville, Tennessee 37215

Map and Parcel Number:

Map 117-10, Parcel 89

BOOK 10726 PG 240

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **DEAN S. CAMBRON**, individually (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **NEWSPAPER PUBLISHING LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), in fee simple, certain real property in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (hereinafter referred to as the "Property"), to have and to hold the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the following: **(a)** applicable zoning and land use regulations and laws; **(b)** 1997 real property taxes, which are being prorated and assumed by Grantee; and **(c)** restrictive covenants and utility easements now of record.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; and that the Property is free and clear of all liens and encumbrances, except as herein set forth. The Grantor will forever warrant and defend the title to the Property against all lawful claims.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 15th day of December, 1997.

Dean S. Cambron

Dean S. Cambron

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 1997.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-27-2001

BOOK 10726 PG 242

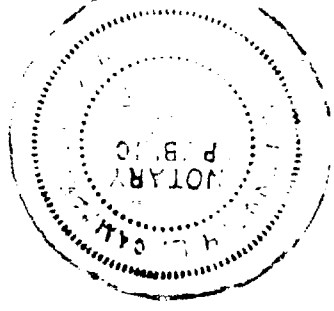
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Dean S. Cambron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 11th day of December, 1997.

Kenneth L Caplan
Notary Public

My Commission Expires: March 25, 2000



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BOOK 10726 PG 243

Exhibit A

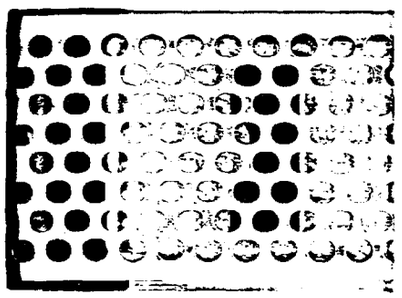
Property Description

Being Lot 15 of Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 100 feet on the northerly margin of Crestmoor Road, formerly Henry Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to William B. Cambron by deed from W.B. Cambron & Company, Inc., of record in Book 5411, Page 679, Register's Office for Davidson County, Tennessee; William B. Cambron now being deceased and the property having been devised to Dean S. Cambron under the last will and testament of William B. Cambron, of record in Will Book 55, Page 580, Chancery Court for Williamson County, Tennessee.

2707 12/17 0101 03CHECK 2422.00



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

RECEIVED OF _____

FOR _____

BOOK 10726 PG 244

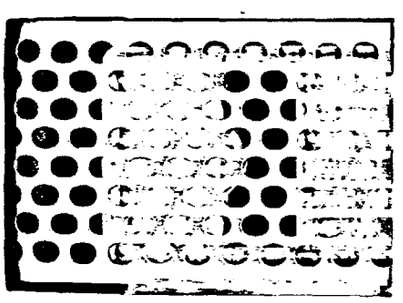
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 16.00
TOTAL 2422.00
CASH 2422.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/97 01 16:16 0001 2707



0381559
IDENTIF. # REFERENCE

97 DEC 17 PM 4:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1233457