This Instrument prepared by:
STOKES & BARTHOLOMEW, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

BOOK 10770 PG 25

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Dick Broadcasting Company, Inc., Of Nashville 506 Second Avenue South Nashville, Tennessee 37210	Same	Map 40 Parcels 63, 66 and 67

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HICKORY HILLS, LTD., L.P.**, a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DICK BROADCASTING COMPANY, INC., OF NASHVILLE,** a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and its successor and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

0391013
IDENTIFICATION REFERENCE

93 JAN 27 FILED 12:29
DAVIDSON COUNTY, TN.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 27 day of January, 1998.

HICKORY HILLS, LTD., L.P.

By: 222 Hickory, Ltd., General Partner

By: 222 Partners, Inc.,
General Partner

By: Robert E Lehning Jr

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of 222 Hickory, Ltd., a Tennessee limited partnership, which is the general partner of Hickory Hills, Ltd., L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of January, 1998.

Deborah Gail Johnson
Notary Public

My Commission Expires:
March 24, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $357,650.00.

Affiant

Subscribed and sworn to before me this
27th day of January, 1998.

Deborah Gail Johnson
Notary Public

My Commission Expires:
March 24 2001

K:\REALEST\HICKORY.HIL\DICKBROD\DEED.SWD

EXHIBIT A

Being a parcel of land located in Nashville, Second Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, and being located on the westerly side of Interstate 24 at the northerly right-of-way line of Blevins Road, and being more particularly described as follows:

Beginning at an existing right-of-way monument at the northerly margin of Blevins Road and the westerly margin of Interstate 24, and following along said westerly margin of Interstate 24 the following calls:

S 65°35'17" E, 35.06 feet to an existing right-of-way monument;
S 47°16'19" E, 293.44 feet to an existing right-of-way monument;
S 34°17'18" E, 1277.64 feet to an existing right-of-way monument;
S 15°20'09" E, 158.74 feet to an existing right-of-way monument;
S 43°47'19" E, 253.53 feet to an existing right-of-way monument;
S 34°22'19° E, 197.20 feet to a point;
with a curve to the right 874.77 feet to a point, said curve having a central angle of 08°59'56", a radius of 5569.60 feet, a tangent of 438.29 feet, a chord of S 28°38'30" E, 873.87 feet to a point;
S 24°29'49" E, 197.30 feet to a point;
S 23°22'49" E, 613.39 feet to an existing right-of-way monument;
S 03°16'54" W, 302.88 feet to an existing iron rod at the northwest corner of property conveyed to Mission Broadcasting I, Inc. of record in Book 10118, page 906, Register's Office for Davidson County, Tennessee;

THENCE, with said northerly line N 86°50'07" W, 1240.92 feet to an existing iron rod at the southeast corner of property conveyed to Forrest Butler, of record in Book 9482, page 78, said Register's Office;

THENCE, N 63°17'07" W, 475.23 feet to a point in the southeast corner of property conveyed to Harold E. Reasonover, et. ux., of record in Book 7618, page 876, said Register's Office;

THENCE, with said easterly line N 03°45'07" E, 2176.29 feet to an existing iron rod in the northerly line of Reasonover property;

THENCE, with said northerly line N 85°09'53" W, 368.27 feet to a point in the easterly line of property conveyed to Estate of Nellie Sue Atwood Burks, of record in Book 7441, pages 748, 756, said Register's Office;

THENCE, with said easterly line N 01°25'53" W, 901.07 feet to a point;

THENCE, N 40°38'53" W, 159.50 feet to an existing right-of-way monument in the southerly right-of-way line of Blevins Road;

THENCE, crossing said Blevins Road N 06°26'52" W, 73.82 feet to the point of beginning.

Containing 3,115,670 square feet or 71.53 acres, more or less, described according to the Property Line Survey, dated November 20, 1997, as revised December 18, 1997, prepared by Wendell H. Talley, Sr., Tennessee No. 785, Barge, Waggoner, Sumner and Cannon Inc., 162 Third Avenue North, Nashville, Tennessee 37201, File No. 4896-11.

Being part of the same property conveyed to Hickory Hills, Ltd., a Tennessee limited partnership, by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 7393, page 695, Register's Office for Davidson County, Tennessee. Hickory Hills, Ltd., being now known as Hickory Hills, Ltd., L.P.

EXHIBIT B

1. Taxes for 1998, a lien but not yet due and payable.

2. Certain reservations for a graveyard together with the right of ingress and egress thereto, as set out in the deed from R. J. Littlepagie to R. J. Hutchinson, et ux, dated April 22, 1871, of record in Book 45, page 17, Register's Office for Davidson County, Tennessee, and as set out in Chancery Court File No. 71727.

3. Easement for a certain 16-foot right-of-way easement as set out in the deed of record in Book 448, page 352, said Register's Office, and as defined in Chancery Court File No. 71727.

4. A 20-foot wide sanitary sewer and/or storm drainage easement conveyed by deed from McDowell Development Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, dated January 27, 1977, of record in Book 5141, page 747, said Register's Office.

5. Permanent drainage easements contained in an instrument of record in Book 4512, page 502, said Register's Office.

6. Easement for the flow of any creeks and branches.

7. Joint Access Agreement of record in Book 7441, page 742, said Register's Office.

8. Future Easement Agreement of record in Book 7441, page 749, said Register's Office.

9. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

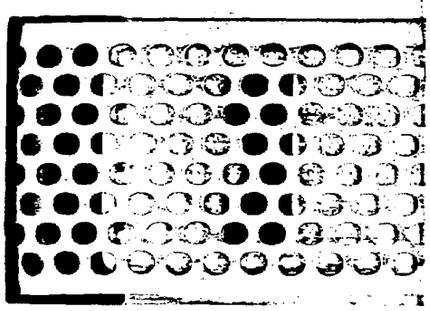
10. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

11. Lack of direct access to and from controlled access highway.

12. All matters shown on the Property Line Survey, dated November 20, 1997, as revised December 18, 1997, prepared by Wendell H. Talley, Sr., Tennessee No. 785, Barge, Waggoner, Sumner and Cannon, Inc., File No. 4896-11, and Surveyors Report, dated November 18, 1997.

6250 01/27 0101 03CHECK 1340-31

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



RECEIVED OF _____

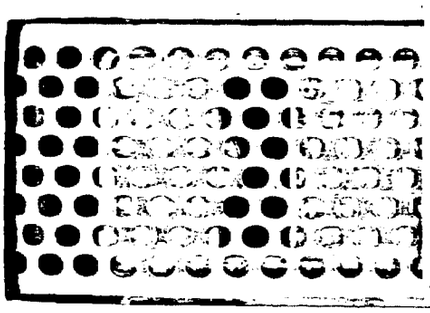
FOR _____ BOOK 10770 PG 29

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 357650.00
CON TX 1323.31
PRFEE 1.00
WDEED 16.00
TOTAL 1340.31
CHECK 1340.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/27/98 01 12:59 0001 6250



03940 13
IDENTIF. & REFERENCE
98 JAN 27 PM 12:29
REGISTER
DAVIDSON COUNTY, TN.

No. 1246844