Bgt 31

BOOK 10910 PG 934

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Partners on the Row, L.L.C C/O 638 Timber Lane Nashville, TN 37215	Same	Map 93-13, Parcel 61

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **EIMAR REALTY CORPORATION,** a Delaware corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto **PARTNERS ON THE ROW, L.L.C.**, a Tennessee limited liability company, Grantee herein, its heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for matters set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever, except as to those matters set forth on Exhibit B attached to which this conveyance is made subject.

WITNESS my hand this 1st day of May, 1998.

EIMAR REALTY CORPORATION
a Delaware corporation

By: Kim I. Pressman

Kim I. Pressman, Vice President

05/01 01:01 CHECK 4087

98 MAY -1 PM 2:21

FELIX Z. ALEXANDRIS
DAVIDSON COUNTY, TN.

0432347

IDENTIF. ▲ REFERENCE

STATE OF NEW YORK)
COUNTY OF New York

Before me, a Notary Public of the state and county aforesaid, personally appeared Kim I. Pressman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the Vice President (or other officer authorized to execute the instrument), of Eimar Realty Corporation the within named bargainor, a Delaware corporation, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of May, 1998.

Robert Price

Notary Public

My Commission Expires:

Robert Price
Attorney and Counsellor at Law
Notary Public, State of New York
Qual. in N.Y. Co. No. 02PR-8440075
Commission Expires June 30, 1998

Robert Price
Attorney and Counsellor at Law
Notary Public, State of New York
Qual. in N.Y. Co. No. 02PR-8440075
Commission Expires June 30, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $1,100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard D Lyon

Sworn to and subscribed before me,
this 1st day of May, 1998.

Robert Price

Notary Public
My Commission Expires: 3/27/99

EXHIBIT A

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being the northwest corner of the IMS property of record in Book 9076, Page 947, Register's Office of Davidson County, Tennessee;

Thence, leaving said road, S 27° 18' 00" E, a distance of 164.50 feet to an iron rod situated in the northerly margin of Alley 233;

Thence, along said alley, S 62° 36' 00" W, a distance of 170.01 feet to an iron rod;

Thence, along said alley, along a curve to the left, having a central angle of 53° 53' 35", a radius of 35.00 feet, a tangent of 17.79 feet, a length of 32.92 feet and having a chord which bears S 35° 13' 56" W, a distance of 31.72 feet to an iron rod;

Thence, along said alley, along a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, a tangent of 20.00 feet, a length of 31.42 feet, and having a chord which bears S 53° 14' 00" W, a distance of 28.28 feet to an iron rod situated in the northerly margin of Division Street;

Thence, along said road, N 81° 46' 00" W, a distance of 92.87 feet to an iron rod;

Thence, leaving said road, N 27° 18' 00" W, a distance of 129.58 feet to an iron rod situated in the southerly margin of Music Circle East;

Thence, along said road, N 62° 36' 00" E, a distance of 301.63 feet to the point of beginning and containing 49,732.63 square feet or 1.138 acres of land more or less.

Being the same property conveyed to Eimar Realty Corporation be deed from Billboard Publications, Inc. of record in Book 6754, Page 926 in the Register's Office for Davidson County, Tennessee

EXHIBIT B

1. Taxes for 1998 a lien, but not yet due and payable (Map 106-7, Parcel 8).

   If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. The Company assumes no liability for taxes assessed pursuant to the provisions of T.C.A. § 67-5-603 et seq.

2. Restrictive Covenants set forth in Section "C" of Urban Renewal Plan for the Edgehill Urban Renewal Project, Tenn. R-59, filed for record in Book 4220, page 723, Register's Office for said County.

3. All matters shown on the plans of record in Book 5210, page 2, said Register's Office, and Minute Book "C", page 136, Chancery Court at Nashville.

4. Restrictive Covenants contained in the instruments of record in Book 5293, pages 622 and 628, said Register's Office.

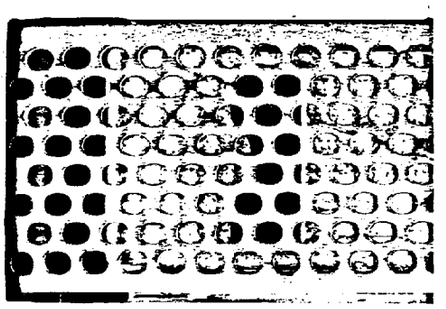
5. Terms and conditions of an unrecorded lease agreement by and between Eimar Realty Corporation as Lessor and Keymarket of Nashville, Inc., as Lessee, a memorandum of which is of record in Book 9623, page 708, said Register's Office.

   Said lease was assigned by Keymarket of Nashville, Inc., to River City Broadcasting, L.P., by instrument of record in Book 9728, page 811, said Register's Office.

   Said lease was further assigned by River City Broadcasting, L.P., to Sinclair Radio of Nashville, Inc., by instrument of record in Book 10078, page 518, said Register's Office.

6. All matters shown on the As-built Survey prepared by Dale & Associates dated March 16, 1998, Job No. 98036, including but not limited to the following:

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



RECEIVED OF _____

FOR _____

BOOK 10910 PG 938

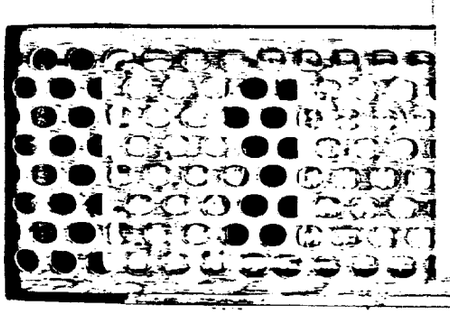
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	1100000.00
CON TX	4070.00
PRFEE	1.00
WDEED	16.00
TOTAL	4087.00
CHECK	4087.00

05/01/98 01 14:24 0001 1400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0432347
IDENTIF. # REFERENCE

98 MAY -1 PM 2:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1287480