0495501

IDENTIF. & REFERENCE

98 OCT -2 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

GENERAL WARRANTY DEED

FROM: A and M Properties, LLC, Grantor

TO: Capstar Operating Company of Tennessee, Inc. Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday, PLC
Suite 1900, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

BOOK 11139 PAGE 877

Address New Owner(s) as follows:
600 CONGRESS AVENUE
SUITE 1400
AUSTIN, TEXAS 78701
ATTN: MICHELLE McDONALD (New Owner)

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

Map-Parcel Numbers
104-4-115

Field Book Numbers
10W-06105

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Twenty five Thousand and No/100 Dollars ($425,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of October, 1998.

Notary Public

My Commission Expires: 9-23-2000

FOR AND IN CONSIDERATION OF the sum of Four Hundred Twenty Five Thousand and No/100 Dollars ($425,000.00), the receipt and sufficiency of which are hereby acknowledged, A and M Properties, LLC, a Tennessee limited liability company, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Capstar Operating Company of Tennessee, Inc. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1025 17th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, 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 Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 1st day of October, 1998.

A AND M PROPERTIES, LLC

By: _____

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Fuller, a Notary Public of said County and State, personally appeared Debbie Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of A and M Properties, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of A and M Properties, LLC by herself as Chief Manager.

Witness my hand and seal, at Office, this 1st day of October, 1998.

Kay Fuller
Notary Public

My Commission Expires: 9-23-2000

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Henry J. Lamar Washington's Subdivision of Lot No. 14 O. B. Hayes Rokeby Addition, as shown on plat of record in Plat Book 421, page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete particular description.

Being the same property conveyed to A AND M PROPERTIES, LLC by deed of record in Book 10178, page 872, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

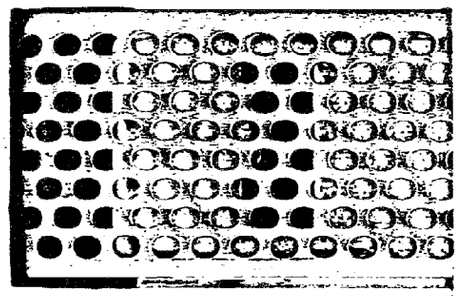
EXHIBIT B

Encumbrances

1. The lien for 1998 taxes which have been prorated and will be paid by Grantee.

2. All matters shown on the plat of record in Plat Book 421, page 2, Register's Office for Davidson County, Tennessee.

8886 10/02 0101 03CHECK 1591.50



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

RECEIVED OF _____

FOR _____

BOOK 11139 PAGE 881

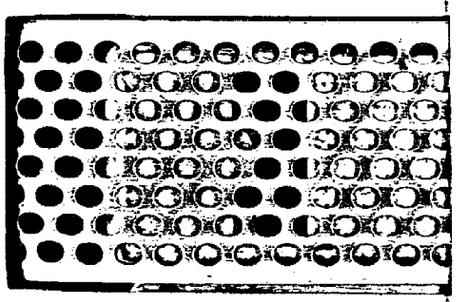
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1591.50
CHECK 1591.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/98 01 15:19 0001 0006



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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354166