Prepared by:
D.W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN

Map & Parcel No.
104-4-115
Field Book No.
10W 06105

BOOK 11139 PAGE 882

Name and Address of
New Owner:

PICK-UP

Keith E. Case, et ux
1025 17th Avenue South
Nashville, TN 37212

Send Tax Bills To: SAME

98 OCT -2 PM 3:17
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0495502

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 is hereby acknowledged, Capstar Operating Company of Tennessee, Inc., a Delaware corporation, hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey unto the said Keith E. Case and wife, Penelope Case, hereinafter called the Grantees, their heirs and/or assigns, certain real estate in Davidson County, Tennessee, as follows:

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

SAID Lot No. 1 fronts 47 feet on the westerly margin of 17th Avenue South, and extends back between parallel lines 156 1/2 feet to an alley.

BEING the same property conveyed to Capstar Operating Company of Tennessee, Inc., a Delaware corporation, by deed from A and M Properties, LLC, of record in Book 11139, page 877, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the Plan of record in Book 421, page 2, Register's Office, Davidson County, Tennessee. Taxes for the year 1998 have been prorated and paid and prior years have been paid. Taxes for the 1999 year, as well as all subsequent years, are a lien, not yet due and payable and are the responsibility of the grantees.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property known as 1025 17th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Keith E. Case and wife, Penelope Case., their heirs and/or assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes, the payment of which has been prorated and paid of even date herewith and assumed by Grantees for subsequent years.

GRANTOR further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said real estate to the said Keith E. Case and wife, Penelope Case, their heirs and/or assigns against the lawful claims of all persons.

THIS property is being sold in its present "as is" condition without warranty or representation of any kind, express or implied, by Grantor, or any agent or broker of Grantor, not expressly stated herein.

WITNESS our hands on this 1st day of October, 1998.

CAPSTAR OPERATING COMPANY OF TENNESSEE, INC., a Delaware corporation

BY: Kathy Archer
Name & Title
KATHY ARCHER
Vice President

STATE OF TEXAS
COUNTY OF TRAVIS

BOOK 11139 PAGE 883

Before me, the undersigned, of the state and county aforesaid, personally appeared Kathy Archer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the Vice President of Capstar Operating Company of Tennessee, Inc., a Delaware corporation, the within named bargainor, and that ~~he~~ she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ herself as Vice President.

WITNESS my hand and official seal at Austin, Texas, this 30 day of September, 1998.

JEAN C. MENKE
MY COMMISSION EXPIRES
January 13, 2002

Jean C. Menke
Notary Public

My commission expires: _____

8887 10/02 0101 03CHECK 1583.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $425,000.00.

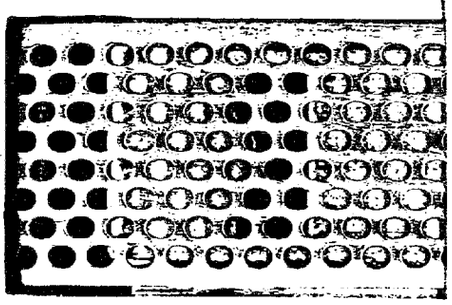
Subscribed and sworn to before me on this 1st day of October, 1998.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires
7-27-2002



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

RECEIVED OF _____

FOR _____

BOOK 11139 PAGE 884

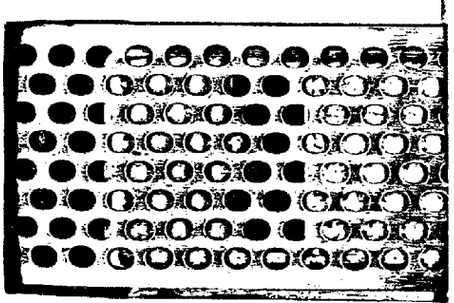
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1583.50
CHECK 1583.50

10/02/98 01 15:19 0001 8887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0495502
IDENTIF. ↑ REFERENCE

98 OCT -2 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1354167