BOOK 11276 PAGE 929

BK. 31

This Instrument Was Prepared By:
John N. Popham
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:
NewsChannel 5 Network, L.P. 474 James Robertson Parkway Nashville, Tennessee 37219	(Same)	Map 93-1, Parcel 41 Map 93-2, Parcel 1 Map 41, Parcel 28 Map 69-4, Parcel 224

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of transferring substantially all of the assets in the State of Tennessee of the Grantor herein pursuant to a plan of reorganization, LANDMARK TELEVISION OF TENNESSEE, INC., a Virginia corporation, by these presents does hereby quitclaim and convey unto NEWSCHANNEL 5 NETWORK, L.P., a Tennessee limited partnership, its successors and assigns, all of its right, title and interest in and to the following described tracts or parcels of land located in Davidson County, Tennessee, more particularly described as follows, to wit:

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

BEING the same property conveyed to Landmark Television of Tennessee, Inc. by Deed of record in Book 8520, page 434, Register's Office for Davidson County, Tennessee, as to Tract Nos. 1 through 9, by Deed of record in Book 8520, page 425, said Register's Office, as to Tract Nos. 10 and 11, and by Deed of record in Book 8520, page 430, said Register's Office, as to Tract No. 12.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of Davidson County, Tennessee affecting this property.

WITNESS MY HAND this the 29th day of December, 1998, the corporate party having caused its name to be signed hereto by its duly authorized officer as of said day and date.

Landmark Television of Tennessee, Inc.

By: _____

Name: Louis F. Ryan

Title: Vice President and Secretary

Commonwealth
~~STATE~~ OF Virginia)
~~COUNTY~~ OF Norfolk) City

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Louis F. Ryan, 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 Vice President & Secretary of Landmark Television of Tennessee, Inc., the within named bargainor, a corporation, and that he/she as such Vice President/Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Louis F. Ryan.

Witness my hand and seal, at office in Norfolk, Va., this 29th day of December, 1998.

Carmela C. Dorta
NOTARY PUBLIC

My Commission Expires:
Nov. 30, 2001

AFFIDAVIT

Commonwealth
~~STATE~~ OF Virginia)
~~COUNTY~~ City OF Norfolk)

This instrument is made pursuant to a merger, consolidation, sale or transfer of substantially all of the assets in the State of Tennessee of the Grantor herein pursuant to a plan of reorganization and, in accordance with T.C.A. § 67-4-409(e), is therefore exempt from the tax imposed by T.C.A. § 67-4-409(a) on transfers of realty.

AFFIANT

Subscribed and sworn to before me this 29th day of December, 1998.

NOTARY PUBLIC

My Commission Expires:

November 30, 2001

EXHIBIT A

Property Description

Tract No. 1:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of what was formerly known as the F.M. Green tract of 108-1/8 acres, more or less, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the northeast corner of the property conveyed to Walter E. Gasser by deed from James M. Shaw, of record in book 1077, page 423, Register's Office for said County, said point being in the western boundary line of lot No. 4 on the plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, said Register's Office; thence with the northern boundary line of said Gasser property south 64 degrees 57' 40" west 123.42 feet; thence north 44 degrees 18' 40" east 88.18 feet; thence north 15 degrees 41' 20" west 771.13 feet; thence north 74 degrees 18' 40" east 50 feet to a point on the eastern boundary line of the property conveyed to J. W. Williams by deed from R. A. Taylor and wife, of record in book 2139, page 431, said Register's Office; thence with the western boundary line of said Williams' property south 12 degrees 40' 20" east 446.25 feet to a fence post corner, being the northwest corner of said Hodges' property and the southwest corner of said Williams' property; thence with the western boundary line of said Hodges' property south 18 degrees 50' 50" east 354.34 feet to the beginning, containing 0.719 of an acre.

UNSATISFACTORY WHEN RECEIVED

Tract No. 2:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q" page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the northeast corner of a part of lot No. 5 of the Hill Tract, conveyed to Walter E. Gasser by deed from James M. Shaw, of record in book 1077, page 423, Register's Office for said County, said point being also the southeast corner of the property conveyed to C. F. Thomason; thence with the eastern boundary line of said Thomason's property north 18 degrees 50' 50" west 354.34 feet to the southwest corner of lot No. 3 of the Hill Tract conveyed to J. W. Williams by deed from R. A. Taylor and wife, of record in book 2139, page 431, said Register's Office; thence with the southern boundary line of said Williams' property and an old fence north 85 degrees 16' 30" east 640.34 feet to a fence corner tree; thence south 14 degrees 18' 40" west 454 feet; thence south 75 degrees 41' 20" east 392.2 feet; thence south 14 degrees 18' 40" west 218.16 feet to a point in the northern boundary line of the property owned by Walter E. Gasser; thence with said Gasser's line due west (270 degrees) 707.56 feet to a 48 inch beech tree at the southeast corner of said lot No. 5 owned by Gasser; thence with the eastern boundary line of said lot No. 5 owned by Gasser north 44 degrees 45' west 361.4 feet to the beginning, containing 9.84 acres, more or less.

Tract No. 3:

Land in the 10th and 12th Civil Districts of Davidson County, Tennessee, being part of lot No. 5 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, and part of a 218 acre tract lying south of and adjacent to said lot No. 5, described together according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows:

Beginning at the southwest corner of lot No. 4 on said Hill Tract conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, Register's Office for said County, said point being the common corner of said lots Nos. 4 and 5 on said Hill Tract; thence with the southern boundary line of said lot No. 5 south 89 degrees 04' 10" west 313.29 feet; thence south 44 degrees 18' 40" west 286.94 feet; thence north 25 degrees 42' 30" west 222.52 feet; thence north 20 degrees 31' 50" east 155.34 feet to the southwest corner of the property conveyed to C. F. Thomason; thence with the southern boundary line of said Thomason property north 64 degrees 57' 40" east 572.67 feet to the western boundary line of said lot No. 4 owned by Hodges; thence with the western boundary line of said Hodges property south 4 degrees 45' 50" east 361.4 feet to the beginning, containing 3.961 acres, more or less.

Tract No. 4:

A right of way upon, over and through a tract of land beginning at the extreme southwest corner of the above Tract No. 3 and extending in a southwesterly direction parallel to the extension of the southwest guy anchor line 50 feet to a point, thence at right angles northwestwardly and parallel to the southwest line of Tract No. 3, 100 feet to a point, thence at right angles and parallel to the aforesaid southwest guy anchor line, northeastwardly 50 feet to a point in the westerly line of the above described tract No. 3, thence in a southeasterly direction along said west line of tract No. 3, 100 feet to the point of beginning and being adjacent to the guy anchor leg on the center line.

Tract No. 5:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of lot No. 3 on the Plan of the Hill Tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, not dated, as follows;

Beginning at the northwest corner of lot No. 4 on said Hill Tract conveyed to Owen E. Hodges and wife, by deed from Walter E. Gasser and wife, of record in book 2038, page 124, Register's Office for said County, said point being in the eastern boundary line of the C. F. Thomason property; thence with the eastern boundary line of said Thomason property north 12 degrees 40' 20" west 446.25 feet; thence north 74 degrees 18' 40" east 50 feet; thence south 15 degrees 41' 20" east 307.08 feet; thence north 85 degrees 16' 30" east 304.21 feet; thence south 4 degrees 43' 30" east 150 feet to the northern boundary line of said lot No. 4 owned by Hodges; thence with Hodges' line south 85 degrees 16' 30" west 350 feet to the beginning, containing 1.524 acres, more or less.

Tract No. 6:

A right of way for the purpose of making a road thereon, together with proper drainage, for the full right of way upon, over and through the real estate of R. A. Taylor and wife, Rose Taylor, located in Davidson County, Tennessee, and acquired by them from C. L. Barry by deed of record in Book 1157, page 539, R. O. D. C., Tennessee, and beginning at a point in the Brick Church Pike as it now exists where the center line of said Brick Church Pike intersects the center line of a private road which is the common boundary between said property of Taylor and wife and the property of F. G. Buchanan and wife, thence with the center of said private road south 24 degrees 124 feet, thence south 3-3/4 degrees east 500 feet, thence south 19-1/2 degrees west 450 feet; thence south 10-1/2 degrees west 200 feet, thence south 52-1/2 degrees west 420 feet, thence south 30 degrees west 300 feet, thence south 21 degrees about 100 feet, thence continuing southwardly through tracts Nos. 1 and 2 of the lands of R. A. Taylor and wife as acquired from said C. L. Barry by deed of record in book 1157, page 539, R. O. D. C., Tennessee, to a point in the north boundary of Lot No. 4 of the Hill tract of T. T. Shaw, deceased, lands which were deeded to Owen E. Hodges, et ux by deed of record, book 2038, page 124, R. O. D. C., Tennessee, a part of which land was conveyed to A. G. Beaman and T. B. Baker, Jr. by said Owen E. Hodges and wife by deed of record in book 2247, page 195, R. O. D. C., Tennessee, said right of way to have a width on grantors' property up to but not in excess of 30 feet, as may be required for said right of way.

Tract No. 7:

A right of way fifty feet in width for the purposes of erecting, maintaining and operating utility lines over and through tracts Nos. 5 and 6 of the lands of R. A. Taylor and wife acquired by deed from C. L. Barry, of record in book 1157, page 539, R. O. D. C., Tennessee, from a point in the Brick Church Pike southwardly through said tracts Nos. 5 and 6 to the northerly boundary of the property this day deeded by Owen E. Hodges and wife to A. G. Beaman and T. B. Baker, Jr., by deed of record in book 2247, page 195, R.O.D.C., Tennessee.

Tract No. 8:

Beginning at a point in the Brick Church Pike as it now exists, where the center line of the said Brick Church Pike intersects the center line of a private road which is the common boundary between said property of Buchanan and wife and the property of R. A. Taylor, thence with the center of said private road south 24 degrees 124 feet; thence south 3-3/4 degrees E. 500 feet; thence south 19-1/2 degrees West 450 feet; thence south 10-1/2 degrees West 200 feet; thence south 52-1/2 degrees West 420 feet; thence south 30 degrees West 300 feet; thence south 21 degrees about 100 feet; said point being the southerly terminus of said road in Taylor's south line; and said right-of-way to have a width on grantor's property up to but not in excess of 30 feet, as may be required for said road.

Tract No. 9:

Land in the 12th Civil District of Davidson County, described according to a survey made by Ralph W. C. Lambert, Surveyor, June 26, 1954, as follows:

Beginning at a stake, the southeast corner of lot No. 3 on the plan of the Hill tract of the lands of T. T. Shaw, deceased, as of record in Minute Book "Q", page 470, County Court for said County, conveyed to R. A. Taylor by deed from J. W. Williams of record in book 2246, page 315, Register's Office for said County; thence south 88 degrees east 107 feet to a corner post; the southwest corner of the property conveyed to John Hargis; thence with Hargis' western boundary line, north 1 degree 30' east 510 feet to a stake in the southern boundary line of the property conveyed to F. G. Buchanan; thence with Buchanan's southern boundary line north 89 degrees west 107 feet to a stake, the northeast corner of said Taylor's lot No. 3; thence with the eastern boundary line of said lot No. 3 south 1 degree 30' west 511.5 feet to the beginning, containing 1.25 acres, more or less.

Tract No. 10:

Being part of Lot "Dd" on the Resubdivision of Parcel "Db" of the Capitol Hill Redevelopment Project, as of record in Book 3106, Page 46, R.O.D.C.;

Beginning at a point in the northerly margin of James Robertson Parkway at the common corner of Parcels "Db" and "Dd" shown on the plan in Book 3106, Page 46, and being the southwest corner of the property conveyed to the Executive Committee of the Southern Baptist Convention by deed, of record in Book 3278, Page 436, R.O.D.C.;

Thence, with the margin of said James Robertson Parkway along a curve to the left, westerly 134.81 feet to the southeast corner of the property conveyed to R. L. Freeman, Trustee, of record in Book 4684, Page 271, R.O.D.C., said curve having a radius of 703.00 feet, a central angle of 10 degrees 59.2 ' and a chord of N 76 degrees 31' 51.5" W, 134.60 feet;

Thence, leaving said James Robertson Parkway with the east line of the property conveyed to said R. L. Freeman, Trustee, N 11 degrees 30' 10" W, 225.41 feet to the south right-of-way of the Louisville and Nashville Railroad;

Thence, with said south right-of-way N 78 degrees 22' E, 183.98 feet to the westerly margin of Fourth Avenue North;

Tract No. 10: (Continued)

Thence, with said margin of Fourth Avenue North, S 27 degrees 16' E, 38.22 feet to a point;

Thence, continuing with said Fourth Avenue with a curve to the left 76.78 feet to the northwest corner of the property conveyed to said Southern Baptist Convention, said curve having a radius of 180.00 feet, a central angle of 24 degrees 26' 23" and a chord of S 39 degrees 29' 11.5" E, 76.20 feet;

Thence, with the westerly line of Southern Baptist Convention, S 19 degrees 41' 12" W, 208.74 feet to the point of beginning.

Containing 1.12 acres, more or less.

Tract No. 11:

Being the westerly portion of Parcel "D-1b" on the Resubdivision of Parcel "D-1" of the Capitol Hill Redevelopment Project, as of record in Book 3106, Page 9, R.O.D.C.;

Beginning at a point in the northerly margin of Fourth Avenue North at the common corner of the easterly part of Parcel "D-1b" and the westerly part of Parcel "D-1b", being the southwest corner of the property conveyed to Credit Bureau of Nashville by deed, of record in Book 3221, Page 412, R.O.D.C.;

Thence, with said margin of Fourth Avenue North, N 82 degrees 13' W, 31.53 feet to a point;

Thence, continuing with said margin along a curve to the right 115.09 feet to a point, said curve having a radius of 120.00 feet, a central angle of 54 degrees 57' and a tangent distance of 62.40 feet;

Thence, continuing with said margin, N 27 degrees 16' W, 5.3 feet to a point;

Thence, N 43 degrees 57' W, 18.39 feet to the south right-of-way of the Louisville and Nashville Railroad;

Tract No. 11: (Continued)

Thence, leaving said Fourth Avenue North with said margin of Railroad, N 84 degrees 20' E, 140.33 feet to a point;

Thence, N 62 degrees 24' E, 13.22 feet to the northwest corner of the property conveyed to said Credit Bureau of Nashville;

Thence, leaving said margin of Railroad with the west line of said Credit Bureau, S 7 degrees 47' W, 107.08 feet to the point of beginning.

Containing 0.23 acre, more or less

Tract No. 12:

Being land in Davidson County, Tennessee, being Lots No. 1 and 2 of Tract No. 8 on the Revised Map of Fairview Subdivision, as of record in Plat Book 1130, page 54, Register's Office for said County. Said Lots No. 1 and 2 front together 200 feet on the westerly side of Tennessee Highway No. 112 and extend back between parallel lines with the southerly margin of West Hamilton Road 200 feet to a dead line.

053 1503
IDENTIF. & REFERENCE
98 DEC 31 PM 2:07
REGISTER
DAVIDSON COUNTY, TN.
7200 12/31 0101 03CHECK 23.00