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Instr:200002030011513 Page: 1 OF 3
REC'D FOR REC 02/03/2000 2:12:11PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
WDCN-PTC 161 Rains Avenue Nashville, TN 37212	Being a part of Tax Map 105-11, Parcel 198	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (WGW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the **METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE** (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to **WDCN-PTC, INC.** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property known as 161 Rains Avenue, Nashville, Davidson County, Tennessee.

The Property is conveyed pursuant to Metropolitan Ordinance 99-1666, subject to all limitations, restrictions, and encumbrances as may affect the Property, and also subject to the following limitations:

> Should the Grantee sell or convey the Property or encumber it with a mortgage or otherwise use it as collateral for a loan (the "Encumbrance Restriction") on or before June 30, 2009, or cease to use the Property for the operation of a public television station (the "Use Restriction") prior to June 30, 2009, then in said event the title to the Property shall revert to and become the property of Grantor, provided, however, that if Grantor determines that Grantee has failed to comply with the Use Restriction, Grantor shall first have given Grantee written notice requesting compliance with the Use Restriction and ninety (90) days within which to cure the same; reversion shall occur if cure is not effected within ninety days. No notice is required with regard to the Encumbrance Restriction. This possibility of reverter shall expire on June 30, 2009.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 31ST day of January, 2000.

Notary Public
My Commission Expires: 01/25/2003

0616494.02
010340-000 01/27/2000

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31ST day of January, 2000.

THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

By: _____
JOE SWING
Title: Director of Public Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____ Notary Public, Joe Swing, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Director of Public Property of The Metropolitan Government of Nashville, Davidson County, Tennessee, and is authorized to execute this instrument on behalf of The Metropolitan Government of Nashville, Davidson County, Tennessee.

WITNESS my hand, at office, this 31ST day of January, 2000.

_____
Notary Public

My Commission Expires: 01/25/2003

0616494.02
010340-000 01/27/2000

EXHIBIT "A"

Being all of Lot 2 on the plan of Fall-Hamilton/WDCN Subdivision, of record in Instrument No. 20000105000144, Register's Office for Davidson County, Tennessee, prepared by Phillip E. Holmes, Jr., of Volunteer Surveying (RLS No. 1728) dated October 20, 1999, as revised November 12, 1999, and being more particularly described as follows:

Beginning at an iron pin on the Westerly margin of Rains Avenue, being the Southeast corner of said Lot 2;

1. Thence, leaving said margin, North 82°57'51" West, 323.89 feet to an iron pin;
2. Thence, North 06°35'56" East, 56.84 feet to an iron pin;
3. Thence, North 40°09'17" West, 169.40 feet to an iron pin;
4. Thence, North 86°07'17" West, 167.73 feet to an iron pin on the Easterly margin of Carvell Avenue;
5. Thence, with said margin of Carvell Avenue, North 05°09'47" East, 223.72 feet to an iron pin;
6. Thence, continuing with said margin and a curve to the right (having a central angle of 92°17'43", a radius of 50.00 feet, a tangent of 52.04 feet, and a chord bearing and distance of North 51°18'38" East, 72.11 feet) a distance of 80.54 feet to an iron pin on the Southerly margin of Southgate Street;
7. Thence, with said margin of Southgate Street, South 82°32'30" East, 526.26 feet to an iron pin;
8. Thence, continuing with said margin an a curve to the right (having a central angle of 90°00'56", a radius of 50.00 feet, a tangent of 50.01 feet, and a chord bearing and distance of South 37°32'02" East, 70.72 feet) a distance of 78.54 feet to an iron pin on the Westerly margin of Rains Avenue;
9. Thence, with said margin of Rains Avenue, South 07°27'29" West, 384.53 feet to the point of beginning, containing 227,136.677 square feet or 5.214 acres.

Being a portion of the same property conveyed to the Davidson County Board of Education of the State of Tennessee from A. M. Hagan, Executor of the Estate of W. D. Hamilton, by deed of record in Book 535, page 109, Davidson County Register's Office.