Box 17

WARRANTY DEED



Instr:200007140069915 Page: 1 OF 3
REC'D FOR REC 07/14/2000 3:01:26PM
RECORD FEE: $15.00
1. TAX: $0.00 T. TAX: $1073.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Gene D Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5.27.01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY.
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Young Broadcasting of Nashville (NAME)	same (NAME)	MAP 158
4421 Murfreesboro Road (ADDRESS)	(ADDRESS)	PARCEL 127
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gamar Asheghi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Young Broadcasting of Nashville, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land located in the City of Forest Hills in Davidson County, Tennessee, and being a portion of a reserved parcel of land in Otter Wood Subdivision, Section 2 of record in Book 6900, page 600 RODC, TN and being more particularly described as follows:

Beginning at a found iron rod at the rear corner of Lots 20 and 21 in said Otter Wood Subdivision, Section 2, said rod being the Northwest corner of the herein described tract and proceeding as follows with the rear line of Otter Wood Subdivision and the northerly line of this tract the following 7 calls: South 51 deg. 39' 23" East a distance of 574.90 feet to a found iron rod at the rear corner of Lots 25 and 26; thence South 41 deg. 59' 48" East a distance of 248.14 feet to a found iron rod at the rear corner of Lots 27 and 28; thence South 54 deg. 40' 28" East a distance of 142.25 feet to a found iron rod at the rear corner of Lots 28 and 29; thence South 54 deg. 52' 45" East a distance of 155.0 feet to a found iron rod at the rear corner of Lots 29 and 30; thence South 63 deg. 01' 55" East a distance of 300.16 feet to a found iron rod at the rear corner of Lots 30 and 31; thence South 62 deg. 56' 36" East a distance of 269.58 feet to a found iron rod; thence South 62 deg. 53' 06" East a distance of 244.61 feet to a found iron rod at the northeast corner of this tract at the northeast corner of Young Broadcasting of Nashville, Inc.; thence with the north line of Young Broadcasting of Nashville, Inc., the following 3 calls: North 85 deg. 35' 17" West a distance of 711.12 feet to a found iron rod; thence North 42 deg. 40' 24" West a distance of 815.63 feet to a found iron rod; thence North 54 deg. 38' 47" West a distance of 405.04 feet to a set iron rod; thence leaving the north line of Young Broadcasting of Nashville, Inc., North 02 deg. 07' 52" East a distance of 194.05 feet to the point of beginning containing 6.77 acres more or less as

CONTINUED

unimproved (X)
This is improved ( ) property, known as _____
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of July, 2000

Gamar Asheghi By Mohammed Salehzadeh Atty in Fact

Gamar Asheghi

By Mohammed B. Salehzadeh by Power of Attorney of record in Book 9919, page 206, Register, Office for Davidson County, TN

LEGAL DESCRIPTION CONTINUATION

per survey by John W. Burke, Jr. No. 87, Maptech, Inc., Suite 310, Hobbs Building, 4205 Hillsboro Road, Nashville, TN 37215 dated 8/18/99.

Being part of the same property conveyed to Third National Bank in Nashville from Julian Bibb, Trustee, by deed dated December 31, 1990, of reocrd in Book 8267, page 185; part of the property conveyed by Metropolitan Government of Nashville and Davidson County to E. Roberts Alley by instrument dated June 28;, 1995, of reocrd in Book 10056, page 257 (see Affidavit of record in Instrument No. 200006300065188); and the same property conveyed to Gamar Asheghi by deed from E. Roberts Alley and wife, Marion S. Alley of record in Book 10242, page 71, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 14, 2000, before me personally appeared Mohammed B. Salehzadeh to me known to be the person who executed the foregoing instrument in behalf of Gamar Asheghi and acknowledged that he executed same as the free act and deed of said Gamar Asheghi for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2000.

My Commission Expires:

5-27-01

DAVIDSON COUNTY, TN

Notary Public