Box 44

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00. AFFIANT Subscribed and sworn to before me, this 30th day of May, 2001. Notary Public My Commission Expires: 3/23/02

Address new owner as follows:
Athlon Sports Communications, Inc.
220 25th Avenue North
Nashville, TN 37203

Send Tax Bills to:
Same as New Owner

Map-Parcel Numbers
92-15-43, 57 and 58

Davidson County DEEDWARR
Recvd: 05/31/01 13:58 3pgs
Fees:15.00 Taxes:5180.00
20010531-0056459

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SADYE T. WILSON AND LENO E. FITZGERALD, CO-TRUSTEES OF TRUST A U/W JOHN U. WILSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ATHLON SPORTS COMMUNICATIONS, INC. A TENNESSEE CORPORATION**, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lots Nos. 8, 9, 10 and 11 on the Plan of Mrs. Louise E. Yandall's Subdivision of part of the Elliston Property, as of record in Book 57, page 72, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 8, 9, 10 and 11 adjoin and front 50 feet each on the easterly side of 25th Avenue North, formerly Fair Ground Avenue, East and run back between parallel lines 155 feet to an alley, Lot No. 11 running back with the southerly margin of Brandau Place.

Tract II:
Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 19 and all of Lots Nos. 20 and 21 on the Map of Josephine E. Farrell and husband, Norman Farrell, Sr. Subdivision and re-subdivision of part of Elliston Addititon to Nashville, as of record in Book 332, page 159, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19, all of Lots Nos. 20 and 21 front together 120 feet on the westerly side of Reidhurst, formerly Carlyle Avenue and run back between parallel lines 110 feet to an alley.

Being part of the same property conveyed to Sadye T. Wilson and Leno E. Fitzgerald, Co-Trustees of Trust A U/W John U. Wilson by deed from Sadye T. Wilson and Leno E. Fitzgerald, Co-Executors of the Estate of John U. Wilson, deceased, of record in Book 9220, page 445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2001 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plans of record in Book 57, page 72 and in Book 332, page 159, Register's Office for Davidson County, Tennessee.

3. Declaration of Tenancy of record in Book 7672, page 426, Register's Office for Davidson County, Tennessee.

4. Leasehold Deed of Trust executed by Athlon Sports Communications, Inc., to Jack F. King, Jr., Trustee, dated April 11, 1990, filed for record on April 11, 1990, in Book 8086, page 660, Register's Office for Davidson County, Tennessee, to secure to Dominion Bank of Middle Tennessee, an indebtedness in the amount of $unknown, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)

   First Amendment to Leasehold Deed of Trust of record in Book 9137, page 383, Register's Office for Davidson County, Tennessee.

   First Amendment to Loan Documents of record in Book 9239, page 312, Register's Office for Davidson County, Tennessee.

   Second Amendment to Loan Documents of record in Book 9594, page 459, Register's Office for Davidson County, Tennessee.

4. Assignment of Leases, Rents and Profits of record in Book 8086, page 668, Register's Office for Davidson County, Tennessee.

   First Amendment to Assignment of Leases, Rents and Profits of record in Book 9137, page 379, Register's Office for Davidson County, Tennessee.

5. UCC-1 Financing Statement of record in Book 8086, page 677, Register's Office for Davidson County, Tennessee.

   Continuances of UCC-1 Financing Statement of record in Book 9544, page 393 and as Instrument No. 200001240007962, Register's Office for Davidson County, Tennessee.

This is property known as 220 25th Avenue North, 215 and 217 Reidhurst Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of May, 2001.

Sadye T. Wilson

Sadye T. Wilson, Co-Trustee

Leno E. Fitzgerald

Leno E. Fitzgerald, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SADYE T. WILSON, CO-TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2001.

Linda P. Turner

Notary Public

My Commission Expires: 3/23/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LENO E. FITZGERALD, CO-TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2001.

Linda P. Turner

Notary Public

My Commission Expires: 3/23/02

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