THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17209**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 22nd day of AUGUST, 2001. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Journal Newspapers, Inc. 2033 Richard Jones Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 130-08 PAR 116, 152 AND 153 FB

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGARET JOYCE HEATH O'DELL AND HUSBAND THOMAS EDWARD O'DELL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOURNAL NEWSPAPERS, INC., A TENNESSEE CORPORATION ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 210, 220 and 230 Odell Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of AUGUST, 2001.

MARGARET JOYCE HEATH O'DELL

THOMAS EDWARD O'DELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARGARET JOYCE HEATH O'DELL AND THOMAS EDWARD O'DELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of AUGUST, 2001.

My Commission Expires:

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/28/01 09:43 2pgs
Fees:13.00 Taxes:1665.00

20010828-0092884

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly part of Lot No. 19 on the Plan of Westhaven Section 1, as of record in Plat Book 1130, page 7, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Harding Place at the southeast corner of Lot No. 18 on said plan; thence with the northerly margin of said Harding Place south 78 deg. 30 min. east 225 feet to the southwest croner of a part of Lot No. 19 conveyed to John T. Wheeler and wife, by deed from Anne D. Dudley of record in Book 1850, page 443, said Register's Office; thence with the western boundary line of said Wheeler property north 2 deg. east 393.9 feet to an iron pin in John T. Wheeler's northwest corner; thence north 85 deg. 39 min. west 218.8 feet, more or less, to the northeast corner of said Lot No. 18; thence with the line between said Lots Nos. 18 and 19 southwardly 366 feet to the beginning.

The aforedescribed property has been subdivided and a portion thereof is also described as Lots Nos. 1, 2 and 3 on the Plan of Heath Subdivision appearing as Instrument No. 200001280009262, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard W. Anderson and Margaret J. Heath by deed from Robert Michael McFarland, Clara Louise Shacklett, Ellen Winifred McFarland, Cecilia Victoria McFarland, Margaret Catherine McFarland and Cora Ann Smith, Devisees Under the Will of Mary Etta Formosa of record in Book 9560, page 156, said Register's Office. The said Howard M. Anderson having conveyed his interest in said property to Margaret J. Heath by quitclaim deed of record in Book 9713, page 863, Register's Office for Davidson County, Tennessee. John A. Cranshaw, Jr. conveyed to Margaret J. Heath any interest he had in said property by virtue of his marriage to Margaret J. Heath by quitclaim deed at Book 10517, page 354, Register's Office for Davidson County, Tennessee. The said Margaret J. Heath, now known as Margaret Joyce Heath O'Dell has conveyed a one-half undivided interest in said property to Thomas Edward O'Dell by quitclaim deed appearing as Instrument No. 20001002-0096779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4305, page 865; and (3) All matters appearing on the Plan of record as Instrument No. 200001280009262, said Register's Office.