Box 35
9R

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sinclair Television of Nashville, Inc. 10706 Beaver Dam Road Cockeysville, MD 21030	Sinclair Television of Nashville, Inc. 10706 Beaver Dam Road Cockeysville, MD 21030	Map 41-0, Parcel 116

This instrument prepared by: Peter W. Taliaferro, Thomas & Libowitz, P.A.,
100 Light Street, Suite 1100, Baltimore, MD 21202-1053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Two Thousand One Hundred Twenty Dollars and no/100 ($372,120.00), cash in hand paid by the Grantee(s) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Mission Broadcasting I, Inc., a Delaware corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys to Sinclair Television of Nashville, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Sinclair Television of Nashville, Inc., a Tennessee corporation, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

SEE ATTACHED EXHIBIT "B"

STATE OF Ohio
COUNTY OF Medina

The actual consideration or value, whichever is greater, for this transfer is $372,120.000.

David S. Smith, President
Mission Broadcasting I, Inc.

Subscribed and sworn to before me this 11 day of January, 2002.

DENISE J. MANLEY
Notary Public, State of Ohio
My Commission Expires July 24, 2005

Notary Public
My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 01/14/02 15:39 6pgs
Fees:33.00 Taxes:1376.84

20020114-0005695

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his successors and assigns against the lawful claims of all persons.

Executed as of the 11 day of January, 2002.

MISSION BROADCASTING I, INC.

By: _____
David S. Smith, President

This is improved property, located off of Brick Church Pike, Whites Creek, TN 37189.

STATE OF Ohio

COUNTY OF Medina

Before me, David S. Smith the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David S. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Mission Broadcasting I, Inc., the within named bargainor, a Delaware corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, this the 11 day of January, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

DENISE J MANLEY
Notary Public, State of Ohio
My Commission Expires July 24, 2005

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EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson county, Tennessee, described as follows:

TRACT NO I:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee being more fully described as follows:

Beginning at an existing concrete monument that is 200 feet left of survey center line station 190+84.32 of I-24-9 (4) 40 said monument is also a northeasterly corner of property of Clarence W. Cone and wife, Sue Fite Cone, as recorded in Deed Book 1847, page 522 and proceeding as follows: with the westerly right of way line of I-24 the following 3 calls S 23 degrees 16 minutes 57 seconds E 300.48 feet to a concrete monument; S 18 degrees 27 minutes 46 seconds W 305.31 feet to a concrete monument; S 45 degrees 33 minutes 47 seconds E 593.66 feet to a concrete monument that is 180 feet left of station 180+00; thence, with a severance line S 50 degrees 11 minutes 42 seconds W 1,525.54 feet to an iron rod set on Cone's west line; thence N 51 degrees 35 minutes 57 seconds W 798.10 feet to an iron rod set; thence, N 11 degrees 17 minutes 41 seconds E 1,245.13 feet to an iron rod set; thence, S 86 degrees 46 minutes 59 seconds E 1,091.55 feet to an iron rod set; thence, N 3 degrees 21 minutes 40 seconds E 302.88 feet to the point of beginning and containing 45.49 acres, more or less.

TRACT NO II:

A 50 foot wide roadway easement across the property of Clarence W. Cone and wife, Sue Fite Cone, as recorded in Deed Book 1847, page 522, extending 25 feet on both sides of a line described as follows:

Beginning at a point in Cone's south line in the center of an unnamed road said point being 360.10 feet westerly from the west right of way line of I-24 and proceeding as follows: N 15 degrees 24 minutes 39 seconds W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet said curve has a chord bearing and distance of N 3 degrees 01 minutes 24 seconds W 150.17 feet; thence, N 9 degrees 19 minutes 29 seconds E 122.11 feet; thence, with a 175 foot radius curve to the left 140.79 feet said curve has a chord bearing and distance of N 13 degrees 40 minutes 59 seconds W 137.02 feet; thence N 36 degrees 43 minutes 49 seconds W 114.44 feet; thence with a 913.08 foot radius curve to the left 199.21 feet said curve has a chord bearing and distance of N 42 degrees 58 minutes 49 seconds W 198.81 feet; thence, N 49 degrees 13 minutes 50 seconds W 112.72 feet; thence, with a 1,000 foot radius curve to the right 387.91 feet said curve has a chord bearing and distance of N 38 degrees 07 minutes 04 seconds W 385.48 feet; thence N 27 degrees 00 minutes 18 seconds W 4.01 feet; thence, with a 2,462.21 foot radius curve to the right 375.57 feet said curve has a chord bearing and distance of N 22 degrees 38 minutes 07 seconds W 375.20 feet; thence, with a 340 foot radius

curve to the left 159.31 feet said curve has a chord bearing and distance of N 31 degrees 41 minutes 19 seconds W 157.86 feet; thence, N 45 degrees 06 minutes 43 seconds W 134.38 feet; thence with an 800 foot radius curve to the right 504.76 feet said curve has a chord bearing and distance of N 27 degrees 02 minutes 12 seconds W 496.43 feet; thence with a 478.33 foot radius curve to the left 175.33 feet said curve has a chord bearing and distance of N 19 degrees 27 minutes 38 seconds W 174.35 feet; thence N 29 degrees 57 minutes 45 seconds W 293.72 feet; thence, with a 778.15 foot radius curve to the right 149.54 feet said curve has a chord bearing and distance of N 24 degrees 27 minutes 26 seconds W 149.31 feet; thence, N 18 degrees 57 minutes 07 seconds W 334.65 feet; thence, with a 2,576.73 foot radius curve to the left 199.90 feet said curve has a chord bearing and distance of N 21 degrees 10 minutes 28 seconds W 199.85 feet; thence, N 23 degrees 23 minutes 49 seconds W 45.01 feet; thence, with a 1,145.38 foot radius curve to the left 385.82 feet said curve has a chord bearing and distance of N 33 degrees 02 minutes 47 seconds W 384.00 feet; thence, with a 190 foot radius curve to the right 293.93 feet said curve has a chord bearing and distance of N 1 degree 37 minutes 16 seconds E 265.48 feet; thence, with a 1,998.12 foot radius curve to the left 277.01 feet said curve has a chord bearing and distance of N 41 degrees 58 minutes 04 seconds E 276.79 feet; thence, N 37 degrees 59 minutes 46 seconds E 209.03 feet; thence with a 150 foot radius curve to the left 201.96 feet said curve has a chord bearing and distance of N 0 degrees 34 minutes 28 seconds W 187.04 feet; thence, N 39 degrees 08 minutes 43 seconds W 35.69 feet; thence, with a 220 foot radius curve to the left 209.96 feet said curve has a chord bearing and distance of N 66 degrees 29 minutes 08 seconds W 202.08 feet; thence, S 86 degrees 10 minutes 26 seconds W 229.16 feet; thence, with a 150 foot radius curve to the right 205.00 feet said curve has a chord bearing and distance of N 54 degrees 40 minutes 28 seconds W 189.41 feet; thence, N 15 degrees 31 minutes 23 seconds W 105.46 feet to a point on the southeasterly boundary line of 45.49 acre tower site said point is S 50 degrees 11 minutes 42 seconds W 858.79 feet from a concrete highway marker that is 150 feet left of survey center line station 180+00 of I-24-9 (4) 40 said monument is also southeasterly of said tower site.

This easement crosses a T.V.A. transmission line easement and shall be subject to any limitations placed thereon by the T.V.A. Total area contained in this easement is 6.67 acres.

TRACT NOS. I and II being the same property conveyed to Mission Broadcasting I, Inc., a Delaware corporation, by deed from Central Tennessee Broadcasting Corporation, a Tennessee corporation, of record in Book 10118, page 906, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Mutual Grant and Declaration of Easements granting 50 foot wide roadway easement across tower site, of record in Book 6199, page 559, Register's office for Davidson County, Tennessee. (as to Tracts I and II)

2. Lease Agreement executed between TVX of Nashville, Inc. and Nashville Cellular Telephone Company d/b/a Cellular One, dated August 31, 1987, of record in Book 7443, page 408, said Register's Office. (as to Tract i)

By unrecorded instrument dated December 20, 1988, said Lease Agreement was assigned to Central Tennessee Broadcasting Corporation by TVX of Nashville, Inc.

3. Easement granted to the United States of America, of record in Book 3068, page 480, Register's Office for Davidson County, Tennessee. (As to Tract II)

4. Rights of others in and to use the easement described in Book 6199, page 559, Register's Office for Davidson County, Tennessee. (As to Tract II)

5. Rights of parties in possession under recorded agreements, including, but not limited to, the following, disclosed in the deed of record in Book 10118, page 906, said Register's Office:

(a) Lease Agreement dated October 9, 1986, by and between TVX of Nashville, Inc., and Republic Broadcasting Corporation (WCAY Lease), as assigned by that Assignment of Leases and Contracts dated November 30, 1994, from SFX Broadcasting of Tennessee to Legacy Broadcasting Partners of Nashville.

(b) Lease Agreement dated November 30, 1984, by and between Television Corporation of Tennessee and Mobile Communications Corporation of America.

(c) Lease Agreement dated January 1, 1995, by and between Central Tennessee Broadcasting Corporation and TeleTouch Communications, Inc..

6. Memorandum of Lease by and between Mission Broadcasting I, Inc. and Powertel/Memphis, Inc., of record in Book 11003, page 116, said Register's Office.

7. Rights of parties under the following leases:

(a) Lease Agreement dated February 20, 1998, by and between Mission Broadcasting I, Inc., Lessor, and Arch Wireless, successor to MobileMedia Communications, Inc., Lessee.

(b) Lease Agreement dated May 21, 1988, by and between Mission Broadcasting I, Inc., Lessor, and Powertel/Memphis, Inc., Lessee

(c) Lease Agreement dated October 9, 1988, by and between Mission Broadcasting I, Inc., successor to TVX of Nashville, Inc., Lessor, and Southern Star Communications, Inc., successor to Republic Corporation, Lessee.

(d) Lease Agreement dated January 1, 1995, by and between Mission Broadcasting I, Inc., successor to Central Tennessee Broadcasting Corporation, Lessor, and TeleTouch Communications, Inc., Lessee.