Ex 28A

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe , PLC (John Roe)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/01/02 15:11 3pgs
Fees:18.00 Taxes:5920.00
20020401-0039315

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel No.:**
Cumulus Broadcasting, Inc. 3535 Piedmont Road Building 14 Atlanta, Georgia 30305 Attn: Lew Dickey	Cumulus Broadcasting, Inc. 3535 Piedmont Road Building 14 Atlanta, Georgia 30305 Attn: Lew Dickey	Map 93-13 Parcel 61

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, **DBBC, L.L.C.**, a Georgia limited liability company (hereinafter referred to as the "Grantor") has bargained and sold, and does hereby transfer and convey unto **CUMULUS BROADCASTING, INC.**, a Nevada corporation (hereinafter referred to as the "Grantee") certain real estate in Davidson County, Tennessee more particularly described on EXHIBIT "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its heirs, successors, and assigns forever. Grantor covenants that it is lawfully seized and possessed of Property in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the Grantee and to the said Grantee's heirs, successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized President and Manager on the 28th day of March, 2002.

GRANTOR:

DBBC, L.L.C.

By: _____
Name: Lew Dicker
Title: President and Manager

AT-1176266v3
331771 - 600006

STATE OF ~~TENNESSEE~~ Georgia)
)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lew Dickey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President and Manager of DBBC, L.L.C., the within named bargainor, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his/her name as President and Manager of the bargainor.

Witness my hand and seal, at office in Atlanta, ~~Tennessee~~ Georgia, this 26 day of March, 2002.

Wendy L Wise
Notary Public

My Commission Expires:
April 28, 2003

STATE OF ~~TENNESSEE~~ Georgia)
)
COUNTY OF Fulton)

The actual consideration or value whichever is greater, for this transfer is $1,600,000.00.

Affiant

Subscribed and sworn to before me, this the 26 day of March, 2002.

Wendy L. Wise
Notary Public

My Commission Expires:

April 28, 2003

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EXHIBIT 'A'
PROPERTY DESCRIPTION

TRACT I

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being the northwest corner of the IMS property of record in Book 9076, page 947, Register's Office of Davidson County, Tennessee;

Thence, leaving said road, S 27 deg. 18 min. 00 sec. E, a distance of 164.50 feet to an iron rod situated in the northerly margin of Alley 233;

Thence, along said alley, S 62 deg. 36 min. 00 sec. W, a distance of 170.01 feet to an iron rod;

Thence, along said alley, along a curve to the left, having a central angle of 53 deg. 53 min. 35 sec., a radius of 35.00 feet, a tangent of 17.79 feet, a length of 32.92 feet and having a chord which bears S 35 deg. 13 min. 56 sec. W, a distance of 31.72 feet to an iron rod;

Thence, along said alley, along a curve to the right, having a central angle of 90 deg. 00 min. 00 sec., a radius of 20.00 feet, a tangent of 20.00 feet, a length of 31.42 feet, and having a chord which bears S 53 deg. 14 min. 00 sec. W, a distance of 28.28 feet to an iron rod situated in the northerly margin of Division Street;

Thence, along said road, N 81 deg. 46 min. 00 sec. W, a distance of 92.87 feet to an iron rod;

Thence, leaving said road, N 27 deg. 18 min. 00 sec. W, a distance of 129.58 to an iron rod situated in the southerly margin of Music Circle East;

Thence, along said road, N 62 deg. 36 min. 00 sec. E, a distance of 301.63 feet to the point of beginning and containing 49,732.63 square feet or 1.138 acres of land more or less.

TRACT II

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being S 62 deg. 36 min. 00 sec. W, a distance of 100.02 feet from the northwest corner of the IMS property, of record in Book 9076, page 947, Register's Office for Davidson County, Tennessee;

Thence, S 62 deg. 36 min. 00 sec. W, a distance of 50.00 feet to an iron rod;

Thence, along said road, N 27 deg. 18 min. 00 sec. W, a distance of 10.50 feet to an iron rod;

Thence, along said road, N 62 deg. 36 min. 00 sec. E, a distance of 50.00 feet to an iron rod;

Thence, along said road, S 27 deg. 18 min. 00 sec. E, a distance of 10.50 feet to the point of beginning, containing 525 square feet or 0.012 acres of land more or less.

Being the same property conveyed to DBBC, L.L.C., by deed from M. MICHAEL NIXON AND DAN W. EVINS, of record as Instrument No. 20020226-0024179, said Register's Office.

This is improved property known as 10 Music Circle East, Nashville, Tennessee.