PICK-UP

Davidson County DEEDWARR
Recvd: 12/18/02 15:34 4pgs
Fees:23.00 Taxes:1093.93
20021218-0156390

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caron Broadcasting, Inc. 4880 Santa Rosa Road Camarillo, California 93012 Attn: Jonathan L. Block	Same	Map 100, Parcel 84

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LCT, L.P., a Tennessee limited partnership ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto CARON BROADCASTING, INC., an Ohio corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Old Pond Creek Road at the common corner with Dixon Northcutt of record in Deed Book 10527, page 499, R.O.D.C.;

Thence, leaving said margin with the east line of said Northcutt, N 10 deg. 17' 34" E, 499.22 feet to an iron pin;

Thence, N 11 deg. 42' 09" W, 248.06 feet to an iron pin;

Thence, N 44 deg. 24' 41" W, 112.66 feet to an iron pin;

Thence, leaving Northcutt and severing subject property, N 75 deg. 00' 00" E, 813.86 feet to an iron pin;

Thence, S 14 deg. 59' 53" W. 777.67 feet to an iron pin;

Thence, S 58 deg. 54' 58" W, 625.89 feet to a point in the easterly margin of Old Pond Creek Road;

Thence, with said margin and a curve concave to the west having a central angle of 10 deg. 06' 39", a radius of 283.34 feet and chord of N 10 deg. 17' 31" W, 49.94 feet for an arc length of 50.00 feet to the point of beginning, containing 462,356 square feet or 10.61 acres, more or less.

Being the same property conveyed to LCT, L.P., a Tennessee limited partnership, by Deed recorded in Book 11483, page 911 and Corrected Warranty Deed recorded in Book 11551, page 297, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is property known as WYYB Tower Site.

Said property is conveyed subject to the following matters:

1. 2003 Taxes, a lien, which are not yet due and payable.

2. Terms and Conditions of Easement and Agreement to Maintain as of record in Book 11491, page 581, and Book 11575, page 747, Davidson County Register's Office.

3. Declarations of Covenants and Restrictions of Indian Creek Farms, recorded in Book 11491, page 587, said Register's Office.

4. All matters shown on Plat of Old Pond Creek Road Right-of-Way Dedication of record in Book 4660, pages 38 and 39, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives, successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 12 day of December, 2002.

SELLER:

LCT, L.P.

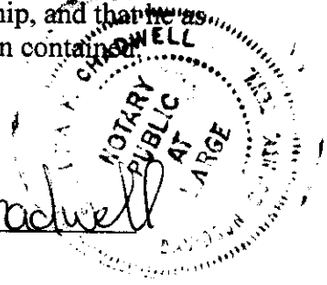
By: LCT Properties, LLC, its general partner

By: _____
Lester Turner, Jr.
Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lester Turner, Jr., 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 Chief Manager of LCT Properties, LLC, the general partner of LCT, L.P., a limited partnership, the within named bargainor, a Tennessee limited partnership, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of December, 2002.



Sandra J. Chadwell
Notary Public

My Commission Expires: May 29, 2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $295,655.56.

Affiant

Sworn to and subscribed before me this 12 day of December, 2002.

Notary Public

My Commission Expires: May 29, 2005