Box 44

Prepared by:

Realty Title & Escrow Co., Inc.
3815 Cleghorn Ave., #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/08/04 11:22 2pgs
Fees:13.00 Taxes:370.00

20040308-0026109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me this 4th day of March, 2004.

Notary Public
My commission expires: 9/24/2005

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address of New Owner: KMMS Partnership
4610 Charlotte Avenue
Nashville TN 37209

Send Tax Bills to:

Tax-Information

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gannett Satellite Information Network, Inc. hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to KMMS a Tennessee General Partnership, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 522 and 524, Block No. 69, Plan of No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.
>
> Said Lots Nos. 522 and 524 front together 60 feet on the southerly side of Alabama Avenue and run back between parallel lines with the easterly margin of 47th Avenue North, formerly Sixth Street, 150 feet to an alley.
>
> Being the same property conveyed to Gannett Satellite Information Network, Inc. by deed from Combined Communications Corporation of record in Book 8761, Page 428, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4611 Alabama Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 5th day of March, 2004.

Gannett Satellite Information Network, Inc.

By: Joseph W. Hawken, Vice President
Joseph W. Hawken
Vice President Financial
of The Tennessean and
Authorized Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph W. Hawken, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President Financial of the Tennessean and Authorized Officer of Gannett Satellite Information Network, Inc. the within named bargainor, and that he is authorized by Gannett Satellite Information Network, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 4th day of March, 2004.

Notary Public

My Commission expires 03/14/05