3MB
DFB

PICK-UP

Prepared by:

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

Davidson County DEEDWARR
Recvd: 04/28/04 08:55 4pgs
Fees:23.00 Taxes:481.00

20040428-0047910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me this 27th day of April, 2004.

Notary Public
My commission expires: ~~03/14/05~~

LINDA S. HAMILTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
MKK Family, LLC 306 Gay Street Suite 400 Nashville, TN 37201	Same as New Owner	130-01-27

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 MKK Family, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE ATTACHED EXHIBITS "A" & "B" FOR LEGAL DESCRIPTION

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 5829 Old Harding Pike, Nashville, TN 37221

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 27th day of April, 2004.

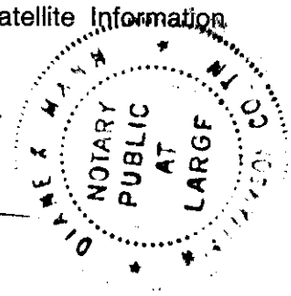
Gannett Satellite Information Network, Inc.

By: Joseph W. Hawken 4/27/04
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, 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 27th day of April, 2004.



Notary Public

My Commission expires 03/14/05

Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being a part of a certain lot in the 7th Civil District of Davidson County, Tennessee known as Lot No. 9 of map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, made by Blanchard & Parrish, not recorded which part of said lot is more particularly described as follows:

To find the place or point of beginning start at a point in the northwesterly right-of-way line of Louisville and Nashville Railroad Company 882.86 feet distant southwestwardly from the southwest line of Page Road, if measured along said right-of-way line; thence northwestwardly along a line at right angles with the southeast boundary of Old Harding Road, said line being the dividing line between Lots Nos. 8 and 9, a distance of 70 feet to the place or point of beginning, running thence northwestwardly along the said dividing line between Lots Nos. 8 and 9, a distance of 155 feet to a point in the southeast boundary of Old Harding Road, a common corner of Lots Nos. 8 and 9; thence southwestwardly with said southeast boundary of road, a distance of 100 feet to a point, said point being a common corner of Lots Nos. 9 and 10; thence southeastwardly at right angles with the southeasterly boundary of Old Harding Road, along the boundary between said Lots Nos. 9 and 10, a distance of 151.4 feet to a point; thence in a northeasterly direction along a straight line a distance of 101 feet, more or less, to the point of beginning.

This conveyance is subject to an easement for a water line granted to Nashville Suburban Utility District on June 24, 1955, recited in Book 2746, page 407, said Register's office.

Being the same property conveyed to Gannett Satellite Information Network, Inc. by deed of record in Book 8761, page 423, Register's Office for said county.

"Exhibit B"

Tract 2:

A tract of land in Metropolitan Nashville (Belle Meade), Davidson County, Tennessee, being a part of Lot No. 9 on the map showing subdivision of Lot A-2, Highlands of Belle Meade No. 2, Plan Not of Record, and being more particularly described as follows:

Beginning at an iron pin in the common line between Lots 8 and 9, above noted subdivision, and being the northeasterly corner of the Nashville Banner Publishing Co., as of Record in Deed Book 5142, Page 463, R.O.D.C., Tennessee, said iron pin also being South 56 degrees 47' 00" East, one hundred fifty-five (155.0) feet from an iron pin on the easterly margin of Old Harding Road; thence with the common line between Lots 8 and 9, South 56 degrees, 47' 00" East, seventy (70.00) feet to an iron pin on the westerly margin of L & N Railroad, said line if extended southeastwardly would intersect said centerline of the main track at Valuation Station 375+41±, which is six hundred fifty-eight (658) feet, more or less, as measured southwestwardly along said centerline of L&N main track from Mile Post 7 from Nashville, Tennessee; thence with the westerly margin of the L&N Railroad twenty-five feet northwestwardly from and parallel to said centerline of a main track with a curve to the right (radius 11,434.16) southwesterly, a distance of on hundred one and thirty-three hundreths (101.33) feet to an iron pin at the common rear corner of Lots 9 and 10; thence with the common line between Lots 9 and 10, North 56 degrees 47' 00" West, ninety (90.00) feet to an iron pin at the southeasterly corner of Tract ("A"), as shown on Ragan-Smith and Associates, Inc. survey dated May 27, 1977; thence with the common line between Capital Tracks ("A") and ("B"), and severing Lot No. 9, North 35 degrees 16' 40" East, one hundred and six hundreths (100.06) feet to the point of beginning, containing eight thousand seven (8,007) square feet or eighteen hundreths (0.18) acre, more or less, and being the same property conveyed to the Nashville Banner Publishing Co. and Tennessean Newspapers by Deed of Record in Book 5173, Page 797, R.O.D.C., the said Tennessean Newspapers having been merged with Combined Communications Corporation pursuant to Articles of Merger of record in Book 8035, Page 568 R.O.D.C.

Being the same property conveyed to Gannett Satellite Information Network, Inc. by deed of record in Book 8879, page 458, Register's Office for said county.