Davidson County DEEDWARR
Recvd: 12/09/08 08:05 2 pgs
Fees:13.00 Taxes:3330.00

20081209-0118579

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP (MGN)
511 Union Street, Suite 2700
Nashville, TN 37219

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
1126 McGavock, LLC 1207 B McGavock Street Nashville, TN 37203	Same	093-09-0-171.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2008.

Notary Public

My Comm. Expires: 5-22-10

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Gannett Satellite Information Network, Inc., a Delaware corporation, has this day bargained and sold, and does hereby transfer and convey unto 1126 McGavock, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors, heirs and assigns, certain real estate in the City of Nashville, County of Davidson, and State of Tennessee, as is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 98 and 100 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for said County.

Said Lot Nos. 98 and 100 adjoin and front together 100 feet on the northerly side of McGavock Street and run back between parallel lines along the easterly margin of 12th Avenue, South, 169 feet to an alley.

Being the same property in which a 50% undivided interest was conveyed by Combined Communications Corporation (f/k/a Tennessean Newspapers, Inc.) to Gannett Satellite Information Network, Inc. by a deed of record dated October 7, 1992 and recorded in Book 8761, page 428 in the Davidson County Register of Deeds, and in which a 50% undivided interest was conveyed by deed from Irby C. Simpkins, Jr. and Brownlee O. Currey, Jr. to Gannett Satellite Information Network, Inc., recorded as Instrument No. 20081209-0118579

This is improved property, known as 1126 McGavock Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the GRANTEE, its successors, heirs and assigns forever. GRANTOR does hereby covenant it is are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for any and all easements, covenants, restrictions and other encumbrances of record.

GRANTOR further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said real estate to GRANTEE, its successors, successors and assigns, against the lawful claims of all persons, claiming by, through or under GRANTOR.

Whenever 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 our hand this 20th day of November, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

GANNETT SATELLITE INFORMATION NETWORK, INC., a Delaware corporation

By: _____
Name: Dale A. Henn
Title: Assistant Treasurer

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Before me, Mary Beth Pender, a Notary Public of the State and County aforesaid, personally appeared Dale A. Henn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Treasurer of Gannett Satellite Information Network, Inc., a Delaware corporation, the within named bargainor, and that Dale A. Henn, as such Assistant Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Treasurer.

Witness my hand and official seal, at office in McLean, Virginia this 20th day of November __, 2008.

Mary Beth Pender
NOTARY PUBLIC

My Commission Expires: 8/31/09
#104990

