THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120055562 DEEDWARRSP
Recvd: 07/30/12 08:32 5 pgs
Fees:28.00 Taxes:5920.00
20120730-0066619

Address of New Owner(s):
CHP, LLC
1207 B McGavock Street
Nashville, Tennessee 37203

Send Tax Bills to:
Same

Map and Parcel:
093-09-0-328

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GANNETT SATELLITE INFORMATION NETWORK, INC.**, a Delaware corporation (hereinafter the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHP, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 10 11th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2012.

GANNETT SATELLITE INFORMATION NETWORK, INC., a Delaware corporation

By: Todd Mayman

Title: Secretary

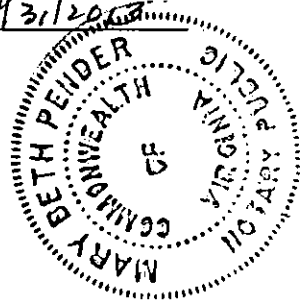
STATE OF Virginia)
COUNTY OF Fairfax)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Mayman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of **GANNETT SATELLITE INFORMATION NETWORK, INC.**, the within named bargainor, a Delaware corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS my hand and official seal at 7950 Jones Branch Drive, McLean Fairfax County, Virginia, this 26th day of July, 2012.

Mary Beth Pender
Notary Public #104990

My Commission Expires: 8/31/2013



9008557.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 26th day of July, 2012.

Notary Public

My Commission Expires: 5-20-2014

LINDA L. BOGGESS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the west by 11th Avenue South, on the north by Broadway, on the east by CSX Railroad, and being more particularly described as follows:

Beginning at an iron pin at the southeast intersection of Eleventh Avenue Industrial Boulevard and Broadway;

Thence, with southerly margin of said Broadway, North 62° 39' East, 94.74 feet to an iron pin;

Thence, leaving said margin and severing railroad property, the following calls:

South 27° 01' 15" East, 580.00 feet to a point;

South 62° 58' 45" West, 40.00 feet to a point;

South 27° 01' 15" East, 67.00 feet to a point;

South 62° 55' 47" West, 94.35 feet to an iron pin in the easterly margin of Eleventh Avenue Industrial Boulevard;

Thence, with said easterly margin , the following calls:

North 19° 43' 52" West, 295.20 feet to an iron pin;

With a curve to the left 71.42 feet, said curve having a central angle of 7° 43' 14", a radius of 530.00 feet and a chord of North 23° 35' 30" West, 71.36 feet to an iron pin;

North 27° 27' 09" West, 282.50 feet to the point of beginning.

Containing 64,345 square feet or 1.48 acres, more or less.

Being the same property conveyed to GANNETT SATELLITE INFORMATION NETWORK, INC., by deed from COMBINED COMMUNICATIONS CORPORATION, of record in Book 8761, page 428, dated October 7, 1992, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.

2. Subject to Easement Rights of CSX Railroad as described in Book 8069, Page 250 and Book 8761, Page 428, Register's Office for Davidson County, Tennessee.

3. The plat of survey by Paul G. Weatherford, TN RLS No. 1941, with Weatherford and Associates, LLC shows the following matters:

   a) Railroad crossing north portion of property;

   b) Water line crossing north portion of property;

   c) Fence crossing east property line;

   d) Portion of property outside the area covered by railroad tracts is in possession of railroad, as evidenced by location of fence and gate; and

   e) Unrecorded ingress/egress area for the benefit of parcel 194.