BILL GARRETT, Davidson County
Trans:T20140068142 DEEDWARR
Recvd: 09/12/14 10:49 3 pgs
Fees:18.00 Taxes:2145.26
20140912-0083717

This instrument prepared by: Mark S. Samila, Attorney at Law
501 Main Street, Suite 305, P.O. Box 3646 Evansville, IN 47735 -3646

WARRANTY DEED

Address of New Owners:	Midwest Communications, Inc. 904 Grand Ave Wausau, WI 54403	Send Tax Bills to:	Midwest Communications, Inc. Attn: Paul Rahmlow 904 Grand Ave Wausau, WI 54403	Map No. 113 Parcel No. 151.00 Map No. 113 Parcel No. 010.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, South Central Communications Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Midwest Communications, Inc., a Wisconsin corporation, Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:

A tract of land in the 12th Civil District of said county, described according to a survey made by Watkins & Murray, Surveyors, March 18, 1948, as follows; Beginning in the Old Charlotte Road, at the southwest corner of the property conveyed to Dave W. Sams and wife by deed from Robert C. Hall and wife, of record in Book 1579, page 285, Register's Office for said county; thence with said Sams' westerly line, north 26 degrees east 2882.8 feet; thence north 70 degrees west 348 feet; thence south 49 degrees west 528 feet; thence south 6 degrees 45' east 204.6 feet; thence south 45 degrees 30' west 247.5 feet; thence south 71 degrees 30' west 458.7 feet; thence south 43 degrees 15' west 785.4 feet; thence south 8 degrees east 752.4 feet to an iron pin the Old Charlotte Road; thence with said Road, as follows: South 62 degrees east 45.2 feet, south 17 degrees 30' east 341.5 feet, south 30 degrees east 128.2 feet, south 58 degrees east 247.5 feet and north 75 degrees east 83.7 feet to the beginning.

Included in the above description, but excluded therefrom is that property conveyed to O. W. Cooper by deed from Robert L. Cooper and wife, Bennie Lou Cooper, of record in Book 5063. page 417, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5122, page 838, Register's Office for said County, and described as follows:

A tract of land in the 12th Civil District of Davidson County, Tennessee, as follows:

Beginning in the Old Charlotte Road, at the southwest corner of the property conveyed to Dave W. Sam, et ux, by deed from Robert C. Hall, et ux, of record in Book 1579, page 285, Register's Office, said County, thence with the margin of Old Charlotte Road S 37 deg. W 83.7 feet, and N 58 deg., W 247.5 feet, and N 30 deg. W, 128.2 feet and N 17 deg. 30' W, 321.7 feet to the point of beginning in the northerly margin of Old Charlotte Road: thence N 17 deg. 30' W, 19.8 feet to an iron pin; thence N 62 deg. W, 45.2 feet to an iron pin; thence leaving said road N 8 deg. E 752.4 feet to an iron pin; thence N 43 deg. 15' E, 785.4 feet to an iron pin; thence N 71 deg. 30' E, 348.7 ±feet to a point, thence in a southerly direction 1,640.0 feet to the point of beginning.

Being the same property conveyed to South Central Communications Corporation, an Indiana corporation in Book 7482, page 356, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Nashville, Davidson County, Tennessee, being a part of Tax Map Parcel No. 113-12, described as follows:

BEGINNING at the southwesterly corner of said Parcel No. 113-12 at a point in the easterly line of the property conveyed to Robert L. Cooper and wife by deed from Robert C. Hall and wife, of record in Book 1850 page 525 Register's Office of said county, the same point being N.26° E. 238' from the centerline of Old Charlotte Pike, as measured along said Cooper's easterly line, the same point being the northwest corner of a 1.0 acre tract conveyed to Aval D. Williams and wife by C. W. Adler and Houston Williams, of record in Book 3848, page 468, said Register's Office;

THENCE with Cooper's line N. 26° E. 1100' to a point; THENCE s. 64° E. 200' to a point; THENCE S. 26° W. 400' to a point; THENCE N. 64° W. 100' to a point; THENCE S. 26° W. 700' to a point in the northerly line of said 1.0 Acre tract; THENCE with the northerly line of said Williams' 1.0 Acre tract N. 64° W. 100' to the point of beginning, containing 150,000 sq. ft. or 3.44 acres.

Being the same property conveyed to Stereo Ninety-Three, Inc., a Tennessee corporation in Book 6275, page 179, Register's Office for Davidson County, Tennessee. By merger of record in Book 6428, page 911, Stereo Ninety-Three, Inc., a Tennessee corporation merged with and into South Central Communications Corporation, an Indiana corporation.

STATE OF WISCONSIN
COUNTY OF MARATHON

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration or value of the property transferred whichever is greater, is $579,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Midwest Communications, Inc.
Paul W. Rahmlow, Chief Financial Officer

Subscribed and sworn to before me this the 28TH day of August, 2014

ANITA A. SEERING NOTARY PUBLIC STATE OF WISCONSIN

Notary Public

My commission expires:

(Affix Seal)

This is improved property known as 8072 Old Charlotte Pike, Nashville, Tennessee.

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. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it. This conveyance is made subject to any recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the real estate described herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, whomsoever.

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 day and effective as of the 31st day of August, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SOUTH CENTRAL COMMUNICATIONS CORPORATION

J.P. Engelbrecht, CEO

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, Gayle Schmidt, a Notary Public of the State and County aforesaid, personally appeared J.P. Engelbrecht, 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 CEO of South Central Communications Corporation, the within named bargainor, a corporation, and that he as such CEO, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CEO.

Witness my hand and official seal at _____, this 27 day of August, 2014.

Gayle S. Schmidt
Notary Public

My Commission Expires:

GAYLE S. SCHMIDT
Posey County
My Commission Expires
June 29, 2022

KDDK/293803.2