Davidson County DEEDWARRSP
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Fees:38.00 Taxes:1823.47
20150416-0033610

This instrument prepared by:

David Brigleb, Esq.
Kirkland & Ellis LLP
300 North LaSalle Street
Chicago, IL 60654

Return Recorded Document to:

Daniel Marinberg, Esq., General Counsel
Vertical Bridge CC Parent, LLC
951 Broken Sound Parkway, Suite 320
Boca Raton, FL 33487

Name and Address Of Property Owner:	Send Tax Bills To:	Map and Parcel Numbers:
Vertical Bridge CC Parent, LLC, 951 Broken Sound Parkway, Suite 320 Boca Raton, FL 33487	Vertical Bridge CC Parent, LLC P.O. Box 812277 Boca Raton, FL 33481-2277	04108001700

SPECIAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Capstar Radio Operating Company, a Delaware corporation, as ultimate successor to SFX Operating Company of Tennessee, Inc. (hereinafter called the "**GRANTOR**"), have bargained and sold, and by these presents do transfer and convey unto iHeartMedia Tower Co. I (AM), LLC, a Delaware limited liability company (hereinafter called the **GRANTEE**"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in the attached Exhibit A:

This is: unimproved ( ) improved (x) property, known as

1160 Old Hickory Boulevard		Madison	TN	37115
(House Number)	(Street)	(City)	(State)	(Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, subject to: (i) any matters of record as of the date hereof, (ii) any easements, rights of public utility companies, rights of way, covenants, conditions, licenses, restrictions, reservations of mineral rights (with surface rights being waived) or similar non-monetary encumbrances that do not (a) impair the use or operation of the Property as a communications tower facility, including the rental to subtenants or (b) constitute an option, right of first refusal or other right to acquire the property, (iii) rights of tenants in possession of the Property pursuant to tenant leases, (iv) agreements with governmental authorities related to the construction, use, or operation of the Property, (v) zoning laws and other laws related to the use and operation of communications towers, and (vi) taxes, special assessments, government charges or levies not yet due and payable (the "Permitted Exceptions").

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under GRANTOR, but no further or otherwise, subject to the Permitted Exceptions. 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.

[Remainder of page intentionally left blank; signature pages of the parties hereto follow immediately hereafter.]

Witness our hands as of the 25 day of March, 2015.

Capstar Radio Operating Company, a Delaware corporation

By: _____

Name: Scott T. Bick

Title: Senior Vice President-Tax

STATE OF Texas)
) SS.
COUNTY OF Bexar)

THIS INSTRUMENT was acknowledged before me on March 25th, 2015, by Scott T. Bick, the Senior Vice President-Tax of Capstar Radio Operating Company, a Delaware corporation, on behalf of said corporation.

WITNESS my hand and official seal.

Olivia Rodriguez

Notary's Signature

Printed Name: Olivia Rodriguez

My commission expires: 9.15.15

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
OLIVIA RODRIGUEZ
My Commission Expires
September 15, 2015

OATH OF CONSIDERATION
(MUST BE ON ALL DEEDS EXECUTED BY GRANTEE)

STATE OF Texas)
) SS.
COUNTY OF Bexar)

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $492,831.00.

GRANTEE/AFFIANT:

iHeartMedia Tower Co. I (AM), LLC,
a Delaware limited liability company

By: _____
Name: Scott T. Bick
Title: Senior Vice President-Tax

STATE OF Texas)
) SS.
COUNTY OF Bexar)

THIS INSTRUMENT was acknowledged before me on March 25, 2015, by Scott T. Bick, the Senior Vice President-Tax of iHeartMedia Tower Co. I (AM), LLC, a Delaware limited liability company, on behalf of said limited liability company.

WITNESS my hand and official seal.

_____
Notary's Signature
Printed Name: Olivia Rodriguez
My commission expires: 9-15-15
(SEAL)

NOTARY PUBLIC STATE OF TEXAS
OLIVIA RODRIGUEZ
My Commission Expires
September 15, 2015

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a survey by Ragan-Smith Associates, Project No. 77-020, Work Order No. 4914, dated May 10, 1995 as follows:

Beginning at an existing iron pin on the northerly margin of Old Hickory Boulevard, said pin being N 27° 13' 03" East, 30 feet from the centerline of Old Hickory Boulevard and being 19 feet westerly of a point in the center of a concrete culvert and about 628 feet westerly of the centerline of Dickerson Pike as measured along the original centerline of Old Hickory Boulevard; thence,

1. with the northerly margin of Old Hickory Boulevard with a 2835.00 foot radius curve to the right a distance of 806.07 feet to an existing iron pin at the southeasterly corner of Lot 19 on the Plan of Hickory Acres Subdivision, Section 1 (not of record), said curve having a chord bearing and distance of N 63° 05' 24" W, 803.02 feet; thence,

2. with the easterly line of Hickory Acres Subdivision, Section 1 and Section 2 in part, N 15° 41' 03" E, 508.18 feet to an existing iron pin in the easterly line of Lot 22, Hickory Acres Subdivision, Section 2, recorded in Book 2330, Page 117, R.O.D.C., Tenn.; thence,

3. with the easterly line of Hickory Acres, Section 2, N 25° 08' 55" E, 669.98 feet to an existing concrete monument in the southerly line of Dalemere Subdivision, recorded in Book 2900, Page 35, R.O.D.C., Tenn.; thence,

4. with the southerly line of Dalemere Subdivision, Section One, S 86° 51' 48" E, 295.68 feet to an existing iron pin at the southeasterly corner of Lot 42, Dalemere Subdivision, Section Three, recorded in Book 3300, Page 6, R.O.D.C., Tenn.; thence,

5. with the southerly line of Dalemere Subdivision, Section Three, S 87° 17' 07" E, 206.98 feet to an existing concrete monument on the westerly margin of the south terminus of Yoest Drive, said monument also being the southwest corner of Dalemere Subdivision, Section two, recorded in Book 2854, Page 133, R.O.D.C., Tenn.; thence,

6. with the southerly line of Dalemere Subdivision, Section Two, S 86° 45' 55" E, passing an existing iron pin at 51.30 feet, a total of 392.38 feet to an existing iron pin at the northwest corner of Mary F. King property, recorded in Book 6908, Page 94, R.O.D.C., Tenn.; thence,

7. with the westerly line of King, S 7° 18' 41" W, 131.29 feet to an existing iron pin in the westerly line of Mary Frances King property, recorded in Book 6908, Page 94, R.O.D.C., Tenn.; thence

8. with the westerly line of King, S 20° 06' 34" W, a distance of 302.64 feet to an existing iron pin on the west line of Patricia Kay Frensley, recorded in Book 5396, Page 783, R.O.D.C., Tenn.; thence,

9. continuing with the west lines of Frensley, Carver, Rawls and Caudle, S 25° 02' 39" W, 791.79 feet to an existing iron pin at the northwesterly corner of Hoover Vanatta et ux, recorded in Book 6890, Page 690, R.O.D.C., Tenn.; thence,

10. with Vanatta's west line, S 27° 11' 13" W, 314.15 feet to the point of beginning and containing 27.684 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

Included in the above described property is a cemetery approximately 20 by 20 feet, the center which bears from the southwest corner of Lot 42, Dalemere Subdivision, Section Three, S 12° 52' W, 402.3 feet. There is no visible access to the cemetery and no record of ownership or access known to this surveyor.

Being the same property conveyed to SFX Operating Company of Tennessee, Inc., grantee, from Sinclair Radio of Nashville, Inc, grantor, by deed recorded 01/19/1999, as Book 11302, Page 459 of the County Records.

MAP AND PARCEL NUMBER: 04108001700

I, Kimberly Cauthern do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of OHIO

County of SUMMIT

Personally appeared before me, LISA M. SABER, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

NOTARIAL SEAL STATE OF OHIO

Lisa M. Saber
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 05/03/2018

MY COMMISSION EXPIRES: 5-3-2018.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).