

**** OFFICIAL RECORDS ****
BK: 1266 PG: 1570

FILE# 99-021572
HERNANDO COUNTY, FLORIDA

RCD May 12 1999 12:02pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 266.00
05/12/99 Deputy Clk

19.50
This document was prepared by:
HAZEL & THOMAS, P.C.
P.O. Box 12001
Falls Church, VA 22042
Attn: C. Honigberg, Esq.

RETURN TO:
CSC
UCC FILINGS DEPT.
P.O. BOX 1110
ALBANY, NY 12201-1110

Rms.

Parcel Identification Number: R30 423-20-0000-0030-0002

Nextel Site ID: FL 445A

WARRANTY DEED

JB 220915-145
THIS INDENTURE is made as of the 20 day of April, 1999, by and between Nextel South Corp, a Georgia corporation, d/b/a Nextel Communications, ("Grantor"), whose address is 1505 Farm Credit Drive, #100, McLean, VA 22102, successor in interest to American Mobile Systems Incorporated, a corporation, and Tower Parent Corp., a Delaware corporation and an affiliate of Grantor ("Grantee") whose address is 1505 Farm Credit Drive, #100, McLean, VA 22102.

WITNESSETH:

THAT for and in consideration of the premises and the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby, grants, bargains, sells, and conveys to Grantee, with special warranty, in fee simple, all of its right, title, and interest in the real property described on Exhibit A attached hereto, together with the tower structure, tower lighting, tower grounding system, and fences thereon, shelters and concrete pads, if any and all appurtenant rights (including easements and rights of way) thereunto belonging but expressly excluding all wireless communications and electronic equipment owned or leased by Grantor or any affiliate thereof, including base radios and controllers, all equipment used to connect such equipment with the public switched telecommunications network and/or with the wireless communications network operated by Nextel Communications, Inc. or any of its subsidiaries, affiliates or any other person, all phone lines, generators, and secondary power supplies, all cells on wheels and all cabinets (the "Property").

And being the same Property acquired by American Mobile Systems Incorporated, a corporation, predecessor in interest to Grantor, by deed filed for record under in Official Record 830 at Page 0591 of Hernando County, Florida.

This conveyance is expressly made subject to all recorded easements, conditions, restrictions, and agreements to the extent that the same are valid and subsisting and apply to the Property or any part thereof and to such state of facts as would be disclosed by a survey or inspection of the Property.

TO HAVE AND TO HOLD the Property, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors and assigns.

And the said Grantor does hereby warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, under or through the said Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed pursuant to due and proper authority as of the date first above written.

Signed, Sealed and Delivered
in our presence:

Nextel South Corp., a Georgia corporation


Jessica L. Barnes
Witness Signature
JESSICA L. BARNES
Printed Name

Joanne Estine
Witness Signature
JOANNE ESTINE
Printed Name

By: [Signature] [Seal]
Name: Richard T. Byrne
Title: Vice President
Address: c/o Nextel Communications, Inc.
1505 Farm Credit Drive, #100
McLean, VA 22102
Attn: Corporate Secretary

STATE OF VIRGINIA
COUNTY OF FAIRFAX

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The foregoing instrument was acknowledge before me this 16th day of April, 1999, by
RICHARD J. BYRNE of Nextel South Corp., a Georgia corporation, on behalf of the corporation.
He is personally known to me ~~or has produced~~ _____ as identification. 

Mariam M. Guidry [Seal]
Notary Public, State of VIRGINIA
My commission expires: 1-31-02

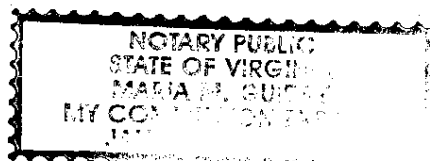


EXHIBIT A

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The Northwest 1/4 of the Northwest 1/4 of Section 30, Township 23 South, Range 20 East, Hernando County, Florida, LESS the North 348 feet thereof, and LESS the West 678 feet thereof. TOGETHER WITH the South 60 feet of the West 678 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 30, LESS the right-of-way for Batten Road.