

Grantor's name, address and phone:

Entercom Memphis, LLC
401 City Avenue, Suite 809
Bala Cynwyd, PA 19004
(610) 660-5610

Grantee's name, address and phone:

Entercom Properties, LLC
401 City Avenue, Suite 809
Bala Cynwyd, PA 19004
(610) 660-5610

This Instrument Prepared by and Return to:

Tiffany A. Yates, MS Bar #102545
Bass, Berry & Sims PLC (BTG)
100 Peabody Place, Ste 900
Memphis, TN 38103
(901) 543-5900

STATE OF MISSISSIPPI
COUNTY OF DESOTO

SECTION INDEXING:
NW Quarter of Section 20,
Township 1 South, Range 6 West,
DeSoto County, MS

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of September, 2009, by and between ENTERCOM MEMPHIS, LLC, a Delaware limited liability company ("Grantor") and ENTERCOM PROPERTIES, LLC, a Delaware limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to-wit:

Part of the Northwest Quarter of Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, and more particularly described as follows, to wit:

Commencing at a point on the centerline of Stateline Road (60 feet wide) commonly accepted as the northwest corner of said quarter section; thence run North 89° 36' 57" East a distance of 44.00 feet along said road, centerline to a point; thence run South 49° 46' 09" East a distance of 46.08 feet to a half-inch steel bar on the south right-of-way line of said road, said point being the northwest corner of the Dan A. Brown property; thence run North 89° 36' 57" East a distance of 439.20 feet along said south right-of-way line to a half-inch bar at the northwest corner of the Trent W. Walker property; thence run South 46° 33' 30" East a distance of 444.79 feet along the west line of said Walker property to a half-inch steel bar, said point being the Point of Beginning; thence continue South 46° 33' 20" East a distance of 530.51 feet along said Walker west line to a half-inch steel bar on the north right-of-way line of Old Craft Road (60 feet wide); thence run South 43° 10' 12" West a distance of 271.27 feet along said north right-of-way line to a point; thence run South 44° 26' 40" West a distance of 175.67 feet along said north right-of-way line to the southeast corner of the James E. Garner property; thence run North 27° 50' 29" West a distance of 309.93 feet along the east line of said Garner property to the northeast corner of said Garner property, said point being the southeast corner of the Thomas E. Williams property; thence run North 38° 46' 58" West a distance of 99.00 feet along the east line of said Williams property to the northeast corner of said Williams property; said point being the southeast corner of the Beauti-Door of the South, Inc. property; thence run North 42° 13' 42" West a distance of 137.50 feet along the east line of said Beauti-Door property to a half-inch steel bar; thence run North 43° 26' 40" East a distance of 323.71 feet to the Point of Beginning and containing 4.5 acres. Bearings are based on the true north as determined by solar observation.

Less and except that certain parcel conveyed to the City of Olive Branch, Mississippi, a municipal corporation, by Right-of-Way Deed dated July 13, 1995, and recorded in Book 289 at Page 414 of the Land Records aforesaid and being more particularly described as follows, to wit:

Beginning at the southwest corner of the Ardman Broadcasting of Tennessee lot as recorded in the DeSoto County Chancery Clerk's Office; thence east 100 feet along the south line of said lot to a point; thence north 25 feet to the point; thence west 20 feet to a point; thence north 65 feet to a point; thence west 51.25 feet to a point in the west line of said lot; thence south 94.48 feet along the west line of said lot the point of beginning and containing 6406 square feet more or less.

Being the same premises conveyed by Sinclair Radio of Memphis, Inc., a Maryland corporation to Entercom Memphis, LLC, a Delaware limited liability company, by deed dated December 16, 1999, and recorded December 28, 1999 in Book 365 Page 99 in DeSoto County Chancery Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for those items shown on Exhibit "A" attached hereto and made a part hereof, and that the title and quiet possession thereto it will warrant and forever defend against

the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

Except as otherwise expressly set forth herein, said real property is being conveyed AS IS.

WITNESS the signature of the Grantor the day and year first above written.

ENTERCOM MEMPHIS, LLC,
a Delaware limited liability company

By: *John C. Donlevie*
Name: JOHN C. DONLEVIE
Title: EXECUTIVE VICE PRESIDENT

Commonwealth
STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority in and for the said County and State, on this 2nd day of September, 2009, within my jurisdiction, the within named JOHN C. DONLEVIE who acknowledged that he executed the above and foregoing instrument.

Cynthia A. Long
Notary Public

My commission expires:

May 15, 2012

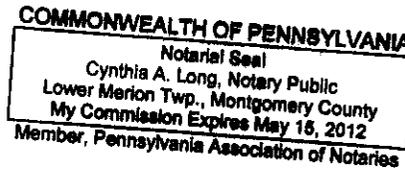


Exhibit "A"
Encumbrances

1. Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
2. Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
3. All easements, covenants, conditions, restrictions and other matters of record, including, without limitation, that certain Sewer Easement in favor of the City of Olive Branch, Mississippi, a municipal corporation, dated July 13, 1995, and recorded in Book 289 at Page 408 and Book 289, Page 414, of the Land Records of DeSoto County, Mississippi.
4. Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.
5. Any prior reservation of conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on or under the subject property.