SEND TAX BILLS TO:

Odell Binkley Jr
P.O. Box 145 - 3603 Central Pike
Hermitage Tn. 37076

ADDRESS NEW OWNER(S):

P.O. Box 145 - 3603 Central Pike
Hermitage Tn. 37076

MORTGAGEE:

None

THIS INSTRUMENT PREPARED FROM INFORMATION FROM OTHERS BY:

WILLIAM E. FARMER
ATTORNEY AT LAW
104 W. MAIN ST., P.O. BOX 233
LEBANON, TENN. 37087

MAP 86 GROUP ___ PARCEL P/O 21
NO TITLE SEARCH REQUESTED cz

IMPROVED ___ UNIMPROVED X

BOOK 7436 PAGE 522

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten (10.00) Dollars**, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **LOJAC ENTERPRISES, INC.**, a Tennessee Corporation, has this day bargained and sold and by these presents, does hereby transfer and convey unto **MS-COT**, a Partnership consisting of Odell R. Binkley, Jeffrey A. Smith, John M. Binkley and Odell Binkley, Jr., their successors and assigns, the following described tract(s) or parcel(s) of land situated and lying in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at a point on Old Hickory Blvd. with the intersection of Nashville Eastern Railroad, which is the Southeast corner of this tract; thence proceeding South 68° 6' West 725 feet to a point adjacent to the Nashville Eastern Railroad; thence proceeding North 21° 54' West 806.00 feet to a point in the center of Stoner Creek; thence South 52° 41' East 54.97 feet to a point in the center of Stoner Creek; thence South 46° 05' East 624.73 feet to a point in the center of Stoner Creek; thence North 72° 45' East 441.55 feet to a point adjacent to Old Hickory Blvd.; thence South 22° 13' East 153.08 feet to the point of beginning, containing 5.02 acres, more or less, according to survey Collier Engineering dated December, 1987 of record in Book _____, Page ____, Register's Office for Davidson County, Tennessee.

9371.0.

IDENTIFICATION REFERENCE

DEC 29 9 20 AM '87

FELIX A. MISCHAKE REGISTER
DAVIDSON COUNTY, TN

3713 12/29 0101 03CHECK 40.50

DEED REFERENCE: Being part of the same property conveyed to MS-COT, a partnership and Vulcan Materials Company, Midsouth Division by deed from Sarah Dodson Stanford and Betty Dodson Morgan of record in Book 6692, Page 549, Register's Office of Davidson County, Tennessee. Vulcan Materials Company, Midsouth Division, conveyed its one-half interest to LoJac Enterprises, Inc. by instrument of record in Book 7113, Page 312, Register's Office of Davidson County, Tennessee, and MS-COT, a partnership, conveyed its one-half interest in the subject property to LoJac Enterprises, Inc by deed of record in Book 7429, Page 366, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract(s) or parcel(s) of land, together with any and all appurtenances, improvements, estate, title and interest thereunto belonging unto the said **MS-COT**, a Partnership consisting of Odell R. Binkley, Jeffrey A. Smith, John M. Binkley and Odell Binkley, Jr., their successors and assigns, in fee simple, forever.

LOJAC ENTERPRISES, INC. covenants that it is lawfully seized and possessed of said property; that it has a good and lawful right to transfer and convey the same; that the same is free, clear and unencumbered, except as noted herein; and that it shall forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

This conveyance is further made subject to the following:

(1) Subject to a Metro right-of-way of record in Book 5054, Page 557, said Register's Office.

(2) Subject to an easement to Metro Government Electric Power Board of record in Book 3922, Page 472, said Register's Office.

(3) Subject to the flow of Stoner Creek across said property.

(4) Subject to an easement to First Suburban Water Utility District of record in Book 5609, Page 621 as re-recorded in Book

5613, Page 568, both in the Register's Office for Davidson County, Tennessee.

(5) Subject to a Lease Agreement dated September 17, 1986, by and between MS-COT, a partnership and AMC, Inc., a Tennessee Corporation of record in Book 7085, Page 152, said Register's Office.

(6) Subject to a 20-foot permanent easement to First Suburban Water Utility District of record in Book 6859, Page 269, said Register's Office, which may or may not affect the subject property.

This conveyance is made upon the express provision and restrictive covenant that the subject tract conveyed herein shall not be used by the Grantee, or its successors and assigns, or agents for any kind of asphalt manufacturing operation or allow an asphalt plant or asphalt operation to be placed on this tract and shall not allow any easement or right of way through this tract of land to any asphalt plant or asphalt operation. This provision and restriction shall constitute a restrictive covenant running with the land.

POSSESSION shall be given with the delivery of this deed. The property taxes for the current year shall be paid by the Grantor, and the Grantor shall pay all back taxes, if any.

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this 28th day of December, 1987.

LOJAC ENTERPRISES, INC.

By: B. F. "Jack" Lowery, President

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 7436 PAGE 525

Before me, the undersigned authority, a notary public of the state and county aforesaid, personally appeared **B. F. "Jack" Lowery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of **LOJAC ENTERPRISES, INC.**, the within named Bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at office in Lebanon, Tennessee on this 28th day of December, 1987.

NOTARY PUBLIC

Commission Expires:

2-13-89

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual consideration or value, whichever is greater for this transfer is $ 10,000.00

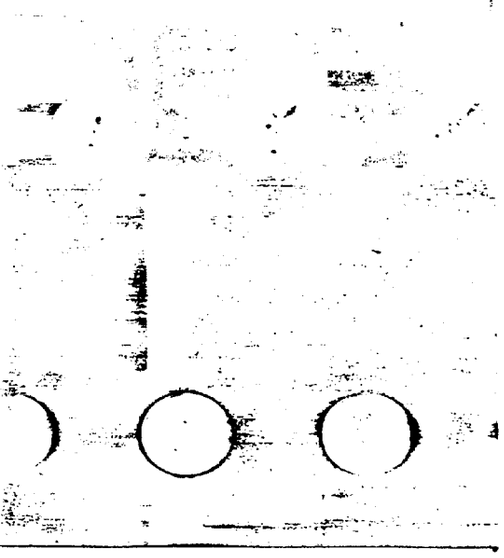
AFFIANT

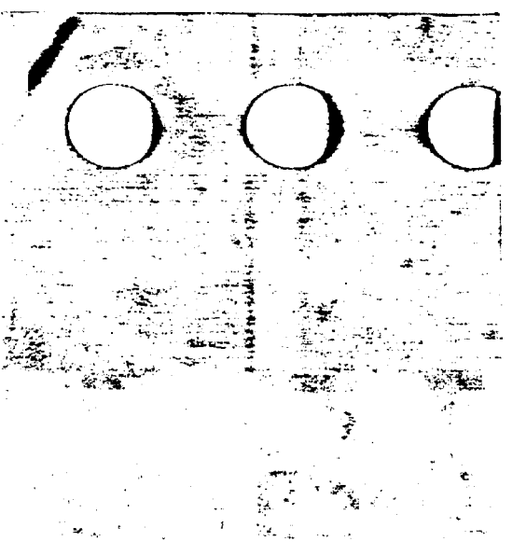
Sworn to and subscribed before me, this 28th day of December, 1987.

NOTARY PUBLIC at large

Commission Expires:

11-30-88





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7436 PAGE 526

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:37 P.O.

IDENTIFF REFERENCE

Dec 29 9 20 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	10000.00
CON TX	28.00
PRFEE	0.50
WDEED	12.00
TOTAL	40.50
CHECK	40.50

12/29/87 01 09:22 0001 3713

No. 48798