This Instrument Prepared By:
**Lee & Lee Attorneys, PC**
**109 East Gay Street**
**Lebanon, Tennessee 37087**

L&L# 5686

ADDRESS NEW OWNER:
**B. F. "Jack" Lowery**
**P. O. Box 998**
**Lebanon, TN 37088-0998**

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 01/16/01 08:36 3pgs
Fees:15.00 Taxes:444.00
20010116-0004267

SEND TAX BILL TO:
**Owner**

MAP **101-00**
GROUP
PARCEL **111,112,113**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John McPeak, II, Stephanie Jane McPeak Palmer and Nina Hedgepath** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **LoJac Holdings Company, Inc.**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly the 12th Civil District of said County, being part of Lot No. 1 on the plan of the real estate of W. E. Watkins, deceased, of record in Book 21, page 98, Register's Office for said County, described as follows: Beginning on the southerly margin of River Road at the northeast corner of Tract No. 2 conveyed to J. R. Bridgewater by two deeds, one from Frank Brown and wife, of record in Book 505, page 189, and the other from D. L. Bradley, Trustee of record in Book 674, page 131, said Register's Office; thence with the easterly line of said Bridgewater property, southwardly 1,050 feet; thence eastwardly and parallel with the southerly margin of River Road, 60 feet; thence northwardly and parallel with the easterly line of the Bridgewater property, 1,050 feet to the southerly margin of River Road; thence with the said road, westwardly 60 feet to the beginning.

Being the same property conveyed to John A. McPeak by deed from George K. Nixon dated December 19, 1996, of record in Book 10345, page 846, Register's Office, Davidson County, Tennessee.

AND

Land in the Eighth, formerly the Twelfth, Civil District of Davidson County, Tennessee, and being part of Lot No. 1 on the Plain of the Lands for W. E. Watkins, Deceased, of record in Book 21, page 98, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of River Road at a point 100 feet east of the northeast corner of the property conveyed to George Woodall and wife, Joyce Woodall, by deed from Nell Williams Scott and husband, as shown of record in Book 2435 page 332, said Register's Office; then southerly 1050 ft.; thence easterly 50 ft.; thence northerly 1050 ft. to the southerly margin of River Road; thence with the same westerly 50 ft. to the beginning.

Being the same property conveyed to John Alston McPeak by deed from Gladys Harrison dated July 25, 1989, of record in Book 7897, page 471, Register's Office, Davidson County, Tennessee.

AND

Land in the 8th Civil District of Davidson County, Tennessee.

Beginning on the southerly side of the River Road at a point in the Northwest corner of the land herein described and being conveyed and the Northeast corner of the George Woodall property; thence the Woodall's easterly line and the south which is also the westerly line of the within described land 1050 feet to a point and the line of the lands of Ed Williams; thence with the Williams land and easterly 100 feet to a point being the Southwest corner of the Kelley property the same being the Northerly with the said Kelly property the same being the easterly line of the within described land 1050 feet to said River Road; thence Westerly along said River Road 100 feet to the point of beginning, containing 2.42 acres, more or less, with the Hereditaments and Appurtenance, rents, royalties, profits, and fixtures thereto appertaining.

Being the same property conveyed to John A. McPeak by deed from Ralph A. Edwards and wife, Velma E. Edwards dated June 10, 1993, of record in Book 8978, page 888, Register's Office, Davidson County, Tennessee.

John A. McPeak and John Alston McPeak are one and the same person.

John A. McPeak is deceased leaving John McPeak, II, Stephanie Jane McPeak, and Nina Hedgepath as beneficiariess of the above described property by will of record in Will Book 224, page 660, Probate Court, Davidson County, Tennessee.

Stephanie Jane McPeak Palmer and Stephanie Jane McPeak are one and the same person.

This is improved property known as 5821,5825, 5827 River Road, Nashville, Tennessee 37209. Possession is to be given on January 9, 2001.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 9th day of January, 2001.

John McPeak, II

Stephanie Jane McPeak Palmer

Nina Hedgepath

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John McPeak, II, Stephanie Jane McPeak Palmer and Nina Hedgepath,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2001.

John M. Lee
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/9/2003

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STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of January, 2001.

John M. Lee
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/9/2003