Davidson County DEEDWARR
Recvd: 02/12/07 15:12 5 pg
Fees:28.00 Taxes:6197.50
20070212-0018077

PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hermitage Commons, LLC c/o Commercial Realty Services 2603 Elm Hill Pike, Suite 1 Nashville, Tennessee 37214 Attention: Kenneth M. Powers	Portions of Map-Parcel 086-00-0-020.00 and 086-00-0-018.00	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (EHB) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LOJAC ENTERPRISES, INC., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to HERMITAGE COMMONS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's interest in certain land in Hermitage, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,675,000.00.

Affiant

Subscribed and sworn to before me this 9th day of February, 2007.

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 11/22/2008

My Commission Expires NOV. 22, 2008

2. Right of way Deed for highway purposes of record in Book 5157, page 66, Davidson County Register's Office.

3. Anchor Easement of record in Book 5780, page 430, said Register's Office.

4. Easement for Sewer and Water Lines of record in Book 4069, page 118, said Register's Office.

5. Easement for the flow of the waters of the Stoners Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the water of Stoners Creek, free from diminution or pollution.

7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Stoners Creek.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 9th day of February, 2007.

GRANTOR:

LOJAC ENTERPRISES, INC.
By: _____
Title: PRESIDENT

This is unimproved property in Hermitage, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~Donald G. Chambers~~ Mary M. Brown (and), a Notary Public of the State and County aforesaid, personally appeared Donald G. Chambers 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 of Lojac Enterprises, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of Lojac Enterprises, Inc. by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of February, 2007.

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Notary Public: Mary M. Brown
My Commission Expires: 11/22/2008

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right-of-way line of Old Hickory Boulevard, width varies, at a corner common with Lot 53 of the Dodson Heights, as of record in Plat Book 2900, Page 113, at the Register's Office for Davidson County, Tennessee, also being the property of John Harwell, Jr., as of record in Instrument Number: 20041229-0153444, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Old Hickory Boulevard, South 07 deg 34 min 18 sec East, 63.73 feet to an iron rod set;

Thence South 19 deg 29 min 35 sec East, 100.50 feet to an iron rod set;

Thence South 20 deg 54 min 50 sec East, 500.38 feet to an iron rod set;

Thence South 16 deg 01 min 36 sec East, 205.42 feet to a point;

Thence leaving the westerly right-of-way line of Old Hickory Boulevard, with a severence line through the property of Lojac Enterprises, Inc., as of record in Deed Book 7975, Page122, at the Register's Office for Davidson County, Tennessee, for the following seven calls;

1) South 71 deg 18 min 47 sec West, 258.09 feet to a point;
2) North 63 deg 38 min 36 sec West, 131.02 feet to a point;
3) North 30 deg 24 min 48 sec West, 111.95 feet to a point;
4) South 45 deg 46 min 52 sec West, 65.62 feet to a point;
5) South 57 deg 17 min 37 sec West, 128.35 feet to a point;
6) South 85 deg 31 min 58 sec West, 277.00 feet to a point;
7) South 42 deg 30 min 25 sec West, 65.67 feet to a point in the center of Stoners Creek, at a corner common with the property of Lojac Enterprises, Inc., as of record in Deed Book 7429, Page 366, at the Register's Office for Davidson County, Tennessee;

Thence with the center of Stoners Creek, and the easterly property line of Lojac Enterprises, Inc., North 53 deg 52 min 23 sec West, 63.10 feet to a point, at a corner common with the property of Metro Government Water & Sewer, as of record in Deed Book 4699, Page 617, at the Register's Office for Davidson County, Tennessee;

Thence leaving the center of Stoners Creek, with the easterly property line of Metro Government Water & Sewer, North 26 deg 20 min 30 sec East, passing a witness iron rod set at 50.00 feet, continuing for a total distance of 233.60 feet to an existing iron rod, at a corner common with Lot 206 of the Dodson Heights Resubdivision of Lots 22 through 27 and Lots 34 through 40, as of record in Plat Book 3842, Page 98, at the Register's Office for Davidson County, Tennessee, also being the property of Gloria A. Jones, as of record in Instrument Number: 20040415-0042576, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 206, South 61 deg 51 min 32 sec East, 80.60 feet to an iron rod set;

Thence South 88 deg 31 min 56 sec East, 190.90 feet to an existing concrete monument, at a corner common with Lot 208 of said Dodson Heights Resubdivision of Lots 22 through 27 and Lots 34 through 40, also being the property of Jeremy Pardue & Lindsay McQuirt, as of record in Instrument Number: 20010710-0073650, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 208, North 48 deg 28 min 04 sec East, 131.90 feet to an existing concrete monument, at a corner common with Lot 209 of said Dodson Heights Resubdivision of Lots 22 through 27 and Lots 34 through 40, also being the property of Roberto C. Duran, as of record in Instrument Number: 20060531-0063725, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 209, North 08 deg 38 min 04 sec East, 139.80 feet to an iron rod set;

Thence North 31 deg 50 min 56 sec West, 184.60 feet to an iron rod set, at a corner common with Lot 210 of the said Dodson Heights Resubdivision of Lots 22 through 27 and Lots 34 through 40, also being the property of Joseph A. Walker, as of record in Deed Book 9667, Page 955, at the Register's Office for Davidson County, Tennessee, also at a corner common with Lot 46 of the said Dodson Heights, also being the property of Norris & Gloria J. Bishop, as of record in Instrument Number: 20060811-0098879, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 46, North 17 deg 15 min 12 sec East, 101.85 feet to an iron rod set, at a corner common with Lot 47 Dodson Heights, also being the property of Andrea R. Bell, as of record in Deed Book 8686, Page 126, at the Register's Office for Davidson County, Tennessee, and with Lot 48 Dodson Heights, also being the property of Darlene A. & Theodric I. Williams, as of record in Instrument Number: 20010705-0071924, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 48, North 44 deg 41 min 18 sec East, 355.10 feet to the POINT OF BEGINNING. Containing 349,007 square feet or 8.012 acres more or less.

Being part of the same property conveyed to Lojac Enterprises, Inc., as of record in Deed Book 7975, Page 122, at the Register's Office for Davidson County, Tennessee.

TOGETHER WITH the rights and easements set out in that certain Construction, Operation, Reciprocal Easement and Use Restriction Agreement between Lojac Enterprises, Inc., and Hermitage Commons, LLC, being recorded contemporaneously herewith.