This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# H59 2

SEND TAX BILL TO
ADDRESS OF NEW OWNER:
Premier Leasing, LLC
P. O. Box 998
Lebanon, TN 37088-0998

Davidson County DEEDQC
Recvd: 07/05/13 09:54 5 pgs
Fees:27.00 Taxes:0.00
20130705-0069547

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lojac Enterprises, Inc., a Tennessee corporation**, do hereby transfer and convey, remise and release and forever quitclaim unto **Premier Leasing, LLC**, its successors and assigns, all my right, title and interest in and to that certain tract or parcel of land described as follows, to-wit:

Parcel A: Map 82 Parcels Nos. 100005400 & 10001400
(Instrument # 20021227-0159487)

The following lands lying in Davidson County, Tennessee, to-wit:

Being part of Lot No. 9 in the First Division of Shelby Estates in East Nashville, as of record in Plan book 1, page 10, Chancery Court at Nashville, described according to a survey made by Alley & Brown, Engineers, dated September 13, 1968, as follows:

Beginning on the westerly margin of Cowan Street at the Northeast corner of the property conveyed to Nashville Breeko-Block Company by deed of record in Book 3250, page 247, Register's Office for said County; thence , with the northern boundary line of said Nashville Breeko-Block Company's property, north 84° 15' west 818.25 feet; thence north 4° 59' east 570 feet; thence south 84° 15' east 800.00 feet, more or less, to the westerly margin of Cowan Street; thence with said Street, as follows: South 4° 59' west 295.73 feet, south 85° 01' east 18.25 feet, south 4° 59' west 274.27 feet to the the beginning, containing 10.755 acres, more or less.

Together with a permanent easement and right of way to use, inspect, construct, maintain, excavate for, and rebuild a road and pipeline, on, across, over and under the 25 foot wide strip of land hereinafter described, and to remove trees, bushes, undergrowth, and other obstructions interfering with the use, location, construction or maintenance of said road or pipeline, which strip of land is described as follows:

Beginning at the southwest corner of the above described tract, thence north 84° 15' west 446.2 feet, more or less, to the low water mark of Cumberland River; thence with said low water mark, northwardly 25 feet; thence south 84° 15' east 446 feet, more or less; thence south 4° 59' west 25 feet to the beginning.

Being the same property conveyed to LoJac Enterprises, Inc., a Tennessee corporation by deed from APAC-Tennessee, Inc., a Delaware corporation dated

December 20, 2002, of record in Instrument No. 20021227-0159487, Register's Office for Davidson County, Tennessee.

Parcel B: Map 86 Parcel 00021000 (Book 7429, Page 366)

Land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the intersection of the northerly margin of the Louisville & Nashville Railroad right-of-way and the westerly margin of Old Hickaory Boulevard; thence along said westerly margin northerly 150 feet, more or less, to a point in the center line of Stoner Creek: thence with the meanderings of said center line as follows: South 66-1/4 degrees West 400 feet, more or less, North 45-1/2 degrees West 530 feet, North 56 degrees West 820 feet, North 77 degrees West 200 feet, South 75 degrees West 150 feet, South 61 degrees West 80 feet, more or less, to a point, being the northeasterly corner of the property conveyed to Road Builders, Inc. by deed from Torrey Wesley Dodson of record in Book 4126, Page 140, Register's Office for said County; thence along the easterly line of Road Builder's, Inc. southerly 600 feet, more or less, to a point in the northerly margin at the easterly extremity of Hermatage Industrial Drive; thence along said easterly extremity southerly 62.77 feet to the northeasterly corner of Lot No. 4 on the Plan of Hermatage Industrial Park, Section 1, of record in Book 4300, Page 28, said Register's Office; thence along the easterly line of said Lot No. 4 South 2 degrees 52 minutes West 377.64 feet to a point in the northeasterly corner of the property conveyed to McDowell Contractors, Inc. by deed from Torrey Wesley Dodson of record in Book 5149, Page 453, said Register's Office; thence along McDowell's easterly line South 9 degrees 58 minutes West 126.90 feet to a point at the beginning of the continuation of said easterly line of Road Builders, Inc.; thence South 5 degrees 22 minutes West 87.0 feet; thence South 46 degrees 4 minutes West 231.9 feet to a point in the north-easterly corner of the property conveyed to Lambert Bros., Inc. by deed from T.W. Dodson and wife, Mary B. Dodson of record in Book 2397, Page 45, said Register's Office; thence along the easterly line of Lambert Bros., Inc. southerly 272.8 feet to a point in said northerly margin of the Louisville & Nashville Railroad right-of-way; thence along said margin easterly 2,200 feet, more or less, to the point of beginning, and containing 39.06 acres, more or less.

Being the same property conveyed to LoJac Enterprises, Inc., a Tennessee Corporation by deed from Odell R. Binkley, Jeffrey A. Smith, John M. Binkley and Odell Binkley, Jr. d/b/a MS-COT, A Partnership, dated December 15, 1987, of record in Book 7429, page 366, Register's Office for Davidson County, Tennessee.

Parcel C: Map 86 Parcel Nos. 00017400 & 00018200 & 00027300 (Book 11162, Page 900)

Tract I: A tract of land in the second civil district of Metropolitan Nashville, Davidson County, Tennessee, located south of Hermitage Industrial Drive, being the Reserved Parcel A on the plat of Lot 5, Section 3, Hermitage Industrial Park, of record in Book 5800, page 81, Register's Office of Davidson County, Tennessee, and being more fully described as follows: Beginning at a point on the southerly margin of Hermitage Industrial Drive, a 60' right-of-way, said point being the northwest corner of Lot 4, Section 1, Hermitage Industrial Park, of record in Book 4300, page 28, said Register's Office; thence, with the west line of Lot 4 to an iron pin, S 8 deg. 19' E, a distance of 237.22'; thence, along the northerly boundary of said Lot 5, Section 3, Hermitage Industrial Park, N 23 deg. 39' 30" W, a distance of 35.00' to an iron pin; thence, N 86 deg. 56' W, a distance of 326.08' to an iron pin on the southerly margin of Hermitage Industrial Drive; thence, with the southerly margin of Hermitage Industrial Drive, N 58 deg. 46' E, a distance of 357.14' to the point of beginning and containing 33,923 square feet or 0.78 acres.

Tract II: Land in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows: Beginning at a point 440.41' from the north

right of way of Hermitage Industrial Drive, along the east property line of lot #4 on the plan of record in Book 4300, page 28, to the point of beginning; thence north 80 deg. 02' west, a distance of 73.00' to a monument; thence south 9 deg. 58' west, a distance of 126.90' to a monument; thence south 80 deg. 02' east, a distance of 76.50' to a monument; thence to the point of beginning, and containing 10,400 square feet, more or less.

Tract III: Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 4, as shown on the Plan of Hermitage Industrial Park, Section 1, of record in Book 4300, page 28, said Register's Office to which reference is hereby made for a more complete description of said lot

INCLUDED in the above described tract III but expressly excluded therefrom is all that portion of the property as shown on said Plat contained within the right-of-way of Hermitage Industrial Drive and that cul-de-sac as shown on the Plat of record in Book 4300, page 28, said Register's Office.

Tract IV: Being a parcel of land situated in Nashville, Davidson County, Tennessee as shown on a Boundary Line Survey by Dale and Associates, Inc., dated January 31, 1986, Job No. 86021, and being more particularly described as follows:

Beginning at a point in the northerly margin of Hermitage Industrial Drive, said point being the southeast corner of Hermitage Industrial Park, Section Two; thence North 31 deg. 14 min. 33 sec. West, a distance of 433.21 feet to a point; thence North 58 deg. 55 min. 18 sec. East, a distance of 499.91 feet to a point; thence North 61 deg. 52 min. 00 sec. East, a distance of 545.90 feet to a point; thence South 02 deg. 52 min. 00 sec. West, a distance of 628.29 feet to a point; thence South 75 deg. 46 min. 00 sec. West, a distance of 258.87 feet to a point; thence around a curve to the left having a central angle of 17 deg. 00 min. 00 sec., a radius of 966.70 feet a total length of 286.83 feet to a point; thence South 58 deg. 46 min. 00 sec. West, a distance of 162.00 feet to the point of beginning and containing 9.58 acres of land, more or less.

Being the same property conveyed to LoJac-Jones, Inc. by deed from McDowell Materials Corporation dated April 23, 1986, of record in Book 6838, page 48, Register's Office for Davidson County, Tennessee. Reference is further made to Deed of Correction for name change of Grantee to LoJac Enterprises, Inc., dated October 19, 1998, of record in Book 11162, page 900, Register's Office, Davidson County, Tennessee.

Possession is to be given on date of deed.

THIS INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS our hands this the 31st day of March, 2013.

Lojac Enterprises, Inc.

By: B. F. (Jack) Lowery, CEO

By: Donald G. Chambers, President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority 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 **CEO of Lojac Enterprises, Inc.,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of March, 2013.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10·28·14

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority 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 corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of March, 2013.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10·28·14

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value of this transfer is **$ - 0 -** .

AFFIANT

Subscribed and sworn to before me on this the 31st day of March, 2013.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10·28·14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J. C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16