FOR RECORDING PURPOSES

LTIC File No.48120c 49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 10-6-00

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires 12/17/03

Davidson County DEEDWARR
Recvd: 10/06/00 13:43 2pgs
Fees:11.00 Taxes:5735.00
20001006-0099663

CORPORATE FORM
WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tri Star Energy, LLC 2200 Clifton Avenue Nashville, TN. 37203	Tri Star Energy, LLC 2200 Clifton Avenue Nashville, TN. 37023	106-1-62; 26-1-127; 60-4-103

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aztex Enterprises, a Tennessee general partnership**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Tri Star Energy, LLC, a Delaware limited liability company**

HEREINAFTER CALLED THE **GRANTEE(S),** ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT I: Land in Davidson County, Tennessee, Being part of Lot No. 2 on the Resubdivision of Lots 1 & 2, Noel Investments Ltd. Subdivision, as shown on Plat of record in Plat Book 6900, page 844, Register's Office for Davidson County, Tennessee, being more particularly described as follows: **BEGINNING** at a P.K. nail (old) at the southerly end of the southwesterly curve return at the intersection of Elm Hill Pike and Fesslers Lane; thence, with the westerly right of way of Fesslers Lane, southerly with a curve to the right having a radius of 2406.48 feet, a central angle of 01 deg. 27' 16", an arc length of 61.09 feet, and a chord bearing and distance South 03 deg. 39' 47" West, 61.09 feet to a tack in lead (old); thence, Southerly with a curve to the right having a radius of 2404.48 feet, a central angle of 03 deg. 44' 39", an arc length of 157.13 feet, and a chord bearing and distance South 06 deg. 14' 36" West, 157.10 feet to a tack in lead (old: thence, South 08 deg. 03' 12" West, 57.47 feet to an iron rod (old); thence, South 02 deg. 27' 18" West, 70.89 feet to a tack in lead (old) at the northeast corner of Lot 1 of said Resubdivision of Lots 1 & 2, Noel Investements Ltd. Subdivision of record in Book 6900, page 844, R.O.D.C., Tennessee; thence, with the northerly line of said Lot 1, North 81 deg. 42' 17" West, 82.96 feet to an iron rod (old); thence, North 08 deg. 04' 09" East 10.00 feet to an iron rod (old); thence, North 81 deg. 55' 51" West 190.85 feet to an iron rod (old) in the easterly line of Lot 2 of the Amended Final Plat of the Rama Subdivision, Resubdivison of Lots 1 thru 6 & 17 thru 19 of Mrs. Maggie E. Minton (Rama Subdivision) of record in Book 7900, page 612, R.O.D.C., Tennessee; thence, leaving the northerly line of said Lot 1, with said easterly line of Lot 2, Rama Subdivision, in part, and with the easterly line of Lot 2 of the North Rama Subdivision of record in Book 9700, page 479, R.O.D.C., Tennessee, North 05 deg. 48' 38" East 363.29 feet to an iron rod (old) in the southerly right of way of said Elm Hill Pike; thence, leaving the easterly line of aid Lot 2, North Rama Subdivision, with said southerly right of way, South 85 deg. 43' 25" East, 229.66 feet to an iron rod (new); thence, Easterly with a non-tangent curve to the right having a radius of 50.00 feet, a central angle of 33 deg. 35' 16", an arc length of 29.31 feet, and a chord bearing and distance of South 68 deg. 51' 08" East, 28.89 feet to an iron rod (old); thence, Southerly with a non-tangent curve to the right having a radius of 46.00 feet, a central angle of 50 deg. 39' 29", an arc length of 40.67 feet, and a chord bearing and distance of South 16 deg. 11' 20" East, 39.36 feet to the point of beginning, containing 101,785 square feet or 2.337 acres, more or less, as calculated by the above described courses.

TOGETHER with a non-exclusive perpetual easement for ingress and egress as set forth in Book 7850, page 563, R.O.D.C., Tennessee.

Being a portion of the property conveyed to Aztex Enterprises, a Tennessee general partnership, by Warranty Deed of record in Book 7850, page 563, Register's Office, Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, Being Lot No. 1, on the Plan of Final Plat Aztex Energy Company Subdivision, as shown on Plat of record in Plat Book 6900, page 283, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT III: Land in Davidson County, Tennesee, Being Lot No. 2, on the Plan of The Oliver H. Dale Subdivision, as shown on plat of record in Plat Book 6250, page 980, in the Register's Office of Davidson County, Tennesee, to which plat reference is hereby made for a more particular description. Tracts II and III, Being a portion of the same property conveyed to Aztex Enterprises, a Tennessee general partnership, by Deed of record in Book 9931, page 124, Register's Office for Davidson County, Tennessee.

THIS IS (XX) IMPROVED UNIMPROVED PROPERTY KNOWN AS: 601 Fesslers Lane, Nashville, TN. (Tract I)
150 Long Hollow Pike, Goodlettsville(Tract II)
3123 Dickerson Road, Nashville, TN. (Tract III)

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its ~~HEIRS~~ successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: October 6 , 2000

Aztex Enterprises, a Tennessee general partnership

By: _____ President

AZTEX MANAGEMENT COMPANY, general partner

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(a) Easement(s) to Metropolitan Government adjacent to Fesslers Lane, as set forth in instrument recorded in Book 3919, page 93, to construct a concrete retaining wall. (Tract I)

(b) Rights of others in and to a non-exclusive perpetual easement for ingress and egress, as set forth in instrument recorded in Book 7850, page 563. (Tract I)

(c) Non-Exclusive Easement to Burger King, as set forth in instrument recorded in Book 7843, page 194. (Tract I)

(d) Terms and Provisions of Cross Easement and Restrictive Covenant Agreement in Book 7846, page 617, together with assignment recorded in Book 7850, page 574. (Tract I)

(e) All matters shown on Plat recorded in Book 6900, page 844, corrected in Book 7769, page 65 (Tract I); Book 6900, page 283 (Tract II); and Book 6250, page 980. (Tract III)

(f) Easement(s) to City of Goodlettsville, as set forth in instrument recorded in Book 4388, page 585. (Tract II)

(g) Rights of the Railroad under a Charter Right-of-Way. (Tract II)

(h) Survey No. 88-163, dated 09/18/00, prepared by Ragan-Smith Associates, indicates as follows: (Tract I)
   a) Violation of setback by storage building along northerly line.
   b) Underground tank extending beyond property line along the northerly line.
   c) Utility lines as shown thereon.

(i) Survey No. 78-128, dated 09/12/00, prepared by Ragan-Smith Associates, indicates as follows: (Tract II)
   a) Encroachment of portable storage building onto adjoining property along the northwesterly line.
   b) Vehicular access with property to the north as shown thereon.

(j) Survey No. 96-007, dated 09/11/00, prepared by Ragan-Smith Associates, indicates as follows: (Tract III)
   a) Electric power and telephone crossing northwesterly portion of property with anchor as shown.
   b) Sanitary sewer as located thereon.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary C. Forrester, President of Aztex Management Company, general partner of Aztex Enterprises, a Tennessee general partnership, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the President of the Aztex Management Company, a corporation, and that as such President, being authorized to do so, executed the foregoing instrument on behalf of Aztex Management Company as the general partner for Aztex Enterprises, for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN on this 6 day of October, 2000.

Pamela S. Hampton
Notary Public

Comm. Expiration My Commission Expires 12/17/03

PAMELA S. HAMPTON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.