Box #42

Davidson County DEEDWARR
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Fees:23.00 Taxes:2415.73
20011009-0110153

This instrument prepared by:
Jane E. Harris
12700 Northborough
Houston, TX 77067

Address New Owner:	Send Tax Bills To:	Tax Parcel No.:
Tri Star Energy, LLC 1740 Ed Temple Blvd Nashville, TN 37208	Tri Star Energy, LLC 1740 Ed Temple Blvd Nashville, TN 37208	097-00-0 140.00

SPECIAL WARRANTY DEED

THIS IS A DEED dated September 25, 2001, effective October 1, 2001, by and between **Motiva Enterprises LLC**, a Delaware limited liability company, having an office at 12700 Northborough, Ste. 100, Attn: Real Estate Administration, Houston, Texas 77067 ("**Grantor**") and **Tri Star Energy, LLC,** a Delaware limited liability company, having an office at 1740 Ed Temple Blvd., Nashville, Tennessee, 37208 ("**Grantee**")

WITNESSETH:

In consideration of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, Grantor has hereby bargained and sold and does hereby transfer and convey in fee simple to Grantee with special warranty of title the following described Premises situated at 3696 Bell Road, City of Nashville, County of Davidson, State of Tennessee, more particularly described in Exhibit A attached hereto and made a part hereof (the "Property"), together with any buildings, fixtures and located thereon.

LESS AND EXCEPT: All right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulfur, phosphate and other solid, liquid and gaseous substances), regardless of the nature thereof and whether similar or dissimilar and the right to explore for, develop and produce same, as well as the right to lease the Premises herein conveyed for such purposes, and all mineral and royalty rights whatsoever in, on or under and pertaining to the Premises but without the right to use, or right of any ingress to or egress from the surface of the Premises herein conveyed for exploration or producing purposes, all of said interests having been saved, retained, reserved and excepted in a previous conveyance of the Premises;

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

TO HAVE AND TO HOLD the same, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever; but

SUBJECT to the following:

Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the Premises.

Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions as the same may be of present force and effect. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.

The lien for real property taxes for the current year, and any liens for special assessments which as of the date hereof, are not due and payable.

SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor is seized and possessed of the said Premises and has the right to convey it and binds itself and its successors to warrant and defend title to the Premises against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

EXECUTED by Grantor as of the date first herein specified.

MOTIVA ENTERPRISES LLC,
a Delaware limited liability company

By: _____
Charles T. Badrick
Attorney-in-Fact

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Charles T. Badrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Attorney-in-Fact of Motiva Enterprises LLC, a Delaware limited liability company, the within named Grantor, and that he, as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Attorney-in-Fact.

WITNESS my hand and seal at office in Harris County, Texas, this 27th day of September, 2001.

MARY M. CHIOCCO
MY COMMISSION EXPIRES
JANUARY 3, 2005

Name: Mary M Chiocco
Notary Public

My commission expires: 01/03/05

I hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 652,900.

By: Jane E. Harris

Subscribed and sworn to before me this 1st day of OCTOBER, 2001.

Name: Steven L. West
Notary Public

My commission expires: 1/26/02

STEVEN L. WEST
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

3696 Bell Road
Nashville, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Priest Point, as shown on plat of record in Plat Book 6900, page 746, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Stewarts Ferry Pike, said point at the terminus of a return curve from the southerly margin of Blackwood Drive, said point also being southerly 80 feet, more or less, from the centerline of said Blackwood Drive;

THENCE, with said westerly margin with a curve to the right, 72.05 feet to a point, said curve having a central angle of 03° 51' 17", a radius of 1,070.86 feet, a tangent of 36.04 feet and a chord of S 06° 32' 06" W, 72.03 feet;

THENCE, continuing with said westerly margin S 08° 27' 44" W, 73.51 feet to a point;

THENCE, leaving said westerly margin with a severance line, the following calls:

S 85° 52' 21" W 60.47 feet to a point;

With a curve to the left 81.61 feet to a point, said curve having a central angle of 27° 33' 04", a radius of 171.80 feet, a tangent of 41.59 feet and a chord of S 72° 15' 49" W, 80.84 feet;

With a curve to the right 34.02 feet to a point, said curve having a central angle of 77° 58' 07", a radius of 25.00 feet, a tangent of 20.23 feet and a chord of N 82° 21' 40" W, 31.46 feet;

With a curve to the left 73.87 feet to a point, said curve having a central angle of 26° 57' 16", a radius of 157.02 feet, a tangent of 37.63 feet and a chord of N 56° 51' 15" W, 73.19 feet;

With a curve to the right 8.00 feet to a point, said curve having a central angle of 03° 05' 53", a radius of 148.00 feet, a tangent of 4.00 feet and a chord of N 68° 46' 57" W, 8.00 feet;

N 19° 40' 18" E, 15.00 feet to a point;

N 24° 48' 06" W, 95.92 feet to a point in the southerly margin of Blackwood Drive;

THENCE, with said southerly margin, the following calls:

With a curve to the right, 235.41 feet to a point, said curve having a central angle of 20° 45' 01", a radius of 650.00 feet, a tangent of 119.01 feet and a chord of N 77° 31' 20" E, 234.12 feet;

N 87° 53' 48" E, 37.03 feet to a point;

With a curve to the right, 42.19 feet to the point of beginning, said curve having a central angle of 96° 42' 27" a radius of 25.00 feet, a tangent of 28.11 feet and a chord of S 43° 45' 02" E, 37.36 feet.

Containing 43,216 square feet or 0.99 acre, more or less.

MAP/PARCEL NOS.: Map 97, Parcel 140

Being the property conveyed to Motiva Enterprises LLC, a Delaware limited liability company, by Deed from Star Enterprise, a New York general partnership, of record in Book 11281, Page 736, Register's Office for Davidson County, Tennessee.