Box #42

Davidson County DEEDWARR
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Fees:23.00 Taxes:2148.22
20011009-0110155

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	141-00-0 018.00

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**")

W I T N E S S E T H:

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 7691 Hwy 70 South, 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 $ 580,600.

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.

EXHIBIT A

ALL that tract or parcel of land and premises, situate, lying and being in the County of Davidson and State of Tennessee, more particularly described as follows:

BEGINNING at an iron pin, 225 feet more or less west of U.S. Coastal and Geodetic Survey and State Survey Marker Station No. 2579 on the southwesterly margin of U.S. Highway No. 70; thence from said iron pin with said highway, N 60° 10' W 40.92 feet to an iron pin; thence N 57° 45' W 42.15 feet to an iron pin which is the point of beginning; thence leaving said highway S 32° 15' W 175.0 feet to an iron pin; thence N 58° 01' W 293.64 feet to an iron pin; thence N 55° 27' E 192.0 feet to an iron pin; thence S 57° 45' E 218.0 feet to the point of beginning, containing 1.03 acres more or less.

SAVE AND EXCEPT that portion of said land conveyed by Star Enterprise, a general partnership, to Metropolitan Government, dated August 26, 1992 and recorded in the office of the Register of Deeds of Davidson County in Book 8723 at Page 17 described as follows.

Land in Davidson County, Tennessee, described as follows:

RIGHT-OF-WAY: Beginning at a point on the south right-of-way line of U.S. 70 South at the east corner of Star Enterprise property, said point being 40 feet left of center line Station 50+36.48, Coley Davis Road and proceeding as follows; with the southeast line of Star Enterprise S 33° 37' 49" W, 174.77 feet; thence with the southwest line of Star Enterprise N 56° 35' 01" W, 10.00 feet; thence with a severance line N 33° 37' 49" E, 123.93 feet; thence 79.26 feet with the arc of a curve to the left that has a radius of 50 feet and a cord bearing and distance of N 11° 46' 57" W, 71.218 feet to a point on the south right-of-way line of U.S. 70 South; thence with said line S 57° 12' 16" E, 60.73 feet to the beginning and containing 2,302 square feet or 0.053 of an acre, more or less.

TEMPORARY CONSTRUCTION EASEMENT: A 10 foot temporary construction easement shall adjoin the above described right-of-way on the northwest side for its entire length. The temporary construction easement contains 0.047 of an acre, more or less. Said temporary construction easement to be abandoned upon completion of construction.

The Contractor shall protect and restore the property to a condition similar or equal to that existing prior to construction.

A pre-blast survey will be made prior to construction.

Egress and Ingress will be provided at all times during road construction.

BEING commonly known as 7691 Highway 70 South, Nashville, Tennessee.

Map 141, Parcel 18.

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 728, Register's Office for Davidson County, Tennessee.