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Davidson County DEEDWARR
Recvd: 10/09/01 16:01 5pgs
Fees:28.00 Taxes:1357.90
20011009-0110156

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	1002-14-0 007.00

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 6931 Charlotte Pike, 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 $ 367,000.

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

Land lying in the 8th Civil District, being part of Lots 71, 72, and 73 and part of the two tracts reserved for commercial development fronting on Charlotte Pike according to the Plan of Crest Meade, Section Two, of record in Book 2331, page 152, in the Register's Office for Davidson County, also shown on the Plan entitled "A Revision of Commercial Property and of Lots Nos. 71, 72, 73 of Section Two, Crest Meade, of record in Book 3600, page 55, said Register's Office, and described according to a copy of a survey thereof made by J.L.Murphy,Jr., & Co., Engineers, dated February 11,1964, as follows: BEGINNING at a point lying on the southerly margin of Charlotte Pike, being the northwesterly corner of this tract and said Crest Meade Subdivision, Section II, further described 23.0 feet east of the center line of Davidson Branch Creek along said margin of Charlotte Pike, and being a witness point for the center line of Davidson Branch Creek which defines the westerly boundary of this tract; thence with said margin of Charlotte Pike,North 71°47' East 154.80 feet to the beginning of a one degree curve; thence 445.79 feet around said curve with a radius of 5805.00, tangents of 223.00 feet and a delta of 4°24' to a point, being the intersection of the southerly margin of Charlotte Pike and the northwesterly margin of Interstate Highway 40; thence with said margin of Interstate 40, South 32° 35' West 709.60 feet to a point; thence continuing with said margin, south 34°09' West 289.00 feet to a point; thence continuing with said margin, north 71°20' West 6.20 feet to a point lying on the witness line for Davidson Branch Creek, being 18.80 feet east of the center line of said Creek on the same bearing of north 71°20' West said center line being the southerly corner of this tract, further described as lying on the rear line of Lot 71 as shown on the Plan of Crest Meade, Section II, as mentioned above; thence with said witness line, north 4°40'East the following distances with accompanying perpendicular references to the center line of Davidson Branch; 50.00 feet to a point located 18 feet east of said center line; thence 45.00 feet to a point located 43 feet east of said center line; thence 79.00 feet to a point located 35 feet east of said center line; thence 47.00 feet to a point located 4.5 feet east of said center line; thence 15.00 feet to a point located 5.5 feet east of said center line; thence 48.00 feet to a point located 14 feet west of said center line; thence 21.00 feet to a point located 11 feet west of

EXHIBIT A (Continued)

said center line; thence 25.50 feet to a point located 6 feet east of said center line; thence 41.00 feet to a point located 41 feet east of said center line; thence 31.00 feet to a point located 57 feet east of said center line; thence 20.00 feet to a point located 49 feet east of said center line; thence 41.00 feet to a point located 78.5 feet east of said center line; thence 77.70 feet to a point located 100 feet east of said center line; thence continuing with another witness line for Davidson Branch Creek, north 32°37' West the following distances with accompanying perpendicular references to the center line of said Creek; 82.00 feet to a point located 67.5 feet east of said Creek; thence 10.00 feet to a point located 59.0 feet east of said creek; thence 16.60 feet to the point of beginning, containing 4.33 acres, more or less.

BEING commonly known as 6931 Charlotte Pike Avenue, Nashville, Tennessee.

BEING Tax Map No. 102-14, Parcel No. 7.

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