Box #
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Davidson County DEEDWARR
Recvd: 10/09/01 16:05 4pgs
Fees:23.00 Taxes:490.62

20011009-0110159

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	133-15-0 088.00

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 4020 Nolensville 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 $ 132,600.

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"

TRACT # 6
WIC # 241-6144-3403
TAX PARCEL # 133-15-0 088.00

All that certain tract or parcel of land situated in the city of Nashville, county of DAVIDSON, state of TENNESSEE, with a physical address of 4020 Nolensville Rd/Welch, and more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 3 on the Plan of Travis Park, of record in book 3700, page 62, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Nolensville Road at the corner of lots Nos. 2 and 3; thence with the line between said two lots, northeasterly 233.5 feet to the southwesterly margin of an alley; thence with the same, southeasterly 35.3 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, southerly 249.63 feet to the northerly margin of Welch Road; thence north 84° 42' west 131.3 feet to the beginning of a curve; thence around said curve having a radius of 47.71 feet northwesterly 58.48 feet to the northeasterly margin of Nolensville Road; thence with the same, northwesterly 165 feet to the beginning.

Being part of the real property conveyed to P. & N. Properties, Inc. by deed from Lillie Travis, et al, of record in book 3948, page 802, said Register's Office.

together with all hereditaments, easements, rights, privileges and appurtenances thereunto belonging, and all buildings, improvements and personal property thereon, and all right title and interest, if any, in and to the alleys, streets, roads, waters and waterways adjacent to said premises.

Being the property conveyed to Motiva Enterprises LLC, a Delaware limited liability company, by Deed from Shell Oil Company, a Delaware corporation, of record in Book 11160, Page 151, Register's Office for Davidson County, Tennessee.