Box #42

Davidson County DEEDWARR
Recvd: 10/17/01 15:49 4pgs
Fees:23.00 Taxes:1213.60
20011017-0113286

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	026-14-0 032.00

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 750 Two-Mile Pike, City of Goodlettsville, 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 $ 328,000.

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

A tract of land in the 10th Civil District of Davidson County, Tennessee. City of Goodlettsville, Tennessee, and known as Lot No. 1 on the PLAN of RIVERGATE PLAZA, as of record in Plat Book 4300, Page 139, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the easterly margin of Two Mile Pike, said point being northerly a distance of 2,095 feet, more or less, from the center line of Gallatin Road, and also being on the northerly margin of a 50-ft wide entrance into Rivergate Mall Shopping Center; thence with the easterly margin of Two Mile Pike, North 18 deg. 35' West, a distance of 150.0 feet to a point; thence North 74 deg. 30' East, a distance of 175.0 feet to a point at the northerly common corner of Lots Nos. 1 and 2; thence with the line between Lots Nos. 1 and 2, South 18 deg. 35' East a distance of 150 feet to a point on the northerly margin of the 50-ft. entrance into Rivergate Mall Shopping Center; thence with the northerly margin of said entrance, South 74 deg. 30' West, a distance of 175.0 feet to the point of beginning, and containing 26,212 square feet, or 0.60 acre.

BEING the same lands and premises which became vested in Star Enterprise, a general partnership formed under the New York Uniform Partnership Act, by Deed from Texaco Refining and Marketing Inc., a Delaware corporation, dated February 23, 1989 but effective as of December 31, 1988, and recorded October 19, 1989 in the office of the Register of Deeds of Davidson County in Deed Book 7963 at Page 861.

BEING commonly known as 750 Two Mile Pike, Goodlettsville, Tennessee.

BEING Tax Map No. 26-14, Parcel No. 32.

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 11633, Page 494, Register's Office for Davidson County, Tennessee.