Return after recording to:

CLOSING & TITLE SERVICES, INC.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 04/23/03 16:56 3pgs
Fees:18.00 Taxes:1110.00
20030423-0054567

This instrument prepared by:
WHITE & REASOR, PLC (SLW)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, TN 37203

When recorded, return by
mail to:

ADDRESS NEW OWNERS
Send New Tax Bills to:
William AbuShaar
1480 Anthony Way
Mt. Juliet, TN 37122

Map 119-10-0
Parcel 173.00

SPECIAL WARRANTY DEED

THIS IS A DEED dated April 17, 2003, effective April 17th, 2003, by TRI STAR ENERGY, LLC, a Delaware limited liability company, with offices at 1740 Ed Temple Boulevard, Nashville, TN 37208 (herein called "Grantor") to William Abushaar and Walid Al-Nimri (herein called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated at 84 Thompson Lane and Mashburn, Nashville, TN 37211, in the County of Davidson, State of Tennessee;

See attached Exhibit A for description

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

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs 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 will 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.

WITNESSES:

TRI STAR ENERGY, LLC

By: _____

Printed Name: Gary Ragusa

Title: Authorized Representatives of the Members by unanimous consent action UAD 4-17-03

STATE OF TN

COUNTY OF Davidson

The within and foregoing instrument was acknowledged before me this 17th day of April, 2003 by Gary Ragusa, Authorized Representative who is the Authorized Representative of Tri Star Energy, LLC, a Delaware limited liability company, on behalf of the company.

Witness my hand and official seal.

My commission expires:

_____

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $300,000.00.

AFFIANT

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires APRIL 28, 2004

Sworn to and subscribed before me this 17th day of April, 2003.

My Commission Expires:

NOTARY PUBLIC

EXHIBIT A

DESCRIPTION OF PREMISES

TRACT #7
WIC #241-6144-4807
TAX PARCEL #119-10-0 173.00; 84 Thompson Lane

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 Thompson/Mashburn, and more particularly described as follows:

> Being Lot No. 1 on the plan of Mashburn Heights, as of record in Book 1835, Page 1, Recorders Office Davidson County, Tennessee, beginning at a concrete monument on the west margin of Mashburn Road at the southeast corner Lot No. 3 of "Mashburn Heights"; thence with a line between Lot 3 and Lot 1 said subdivision South 85° 52' West, 229.25 feet to a concrete monument at the northwest corner Lot No. 1; thence South 00° 02' East 152.20 feet (being the common lot line of Lots 1 and 2) to an iron stake on the northerly margin of Thompson Lane; thence with the northerly margin of Thompson Lane with a curve to the left Radius (2814.80 feet) 218.34 feet to a concrete monument at the beginning of a short radius curve; thence to the left with said curve (Radius 25.05 feet) 39.39 feet to a concrete monument on the westerly margin of Mashburn Road; thence with the westerly margin of Mashburn Road North 5° 18' West 131.00 feet to the point of beginning and containing 36,594 square feet or 0.840 Acres, subject to an easement for public utilities as recorded in Book 1835, Page 1, Recorders Office Davidson County, Tennessee,

Together with all easements, rights, privileges and appurtenances thereto, all buildings, land improvements and personal property thereon, and all right, title and interest (if any) in all public ways adjoining the premises.

Being the same property conveyed to TRI-STAR ENERGY, LLC by deed of record in Instrument No. 200110090110166, Register's Office for Davidson County, Tennessee.