RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/03 14:58 3pgs
Fees:18.00 Taxes:3145.00
20031015-0153055

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00

Affiant

Subscribed and sworn to me on October 14, 2003.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19763

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
JRN, Inc., a Tennessee corp. 201 West 7th Street Columbia, TN 38401	SAME	142-143

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tri Star Energy, LLC, a Delaware limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto JRN, Inc., a Tennessee corporation, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Thirty Fifth Councilmanic District of Metropolitan Nashville Davidson County, Tennessee located in the southern quadrant of the intersection of Coley Davis Road and U.S. Highway 70 and being more particularly described as follows:

Beginning at an iron rod (old) with cap stamped "Cherry" at the southwesterly terminus of the southerly intersection of Coley Davis Road (right-of-way varies) and U.S. Highway 70 (right-of-way varies) and proceeding; thence, in a northeasterly and southeasterly direction with a 50.00 foot radius curve to the right an arc length of 77.77 feet, an interior angle of 89 degrees, 06 minutes 45 seconds and a chord bearing a distance of North 81 degrees 05 minutes 13 seconds East, 70.16 feet to an iron rod (old) with cap marked "Cherry" in the southwesterly right-of-way margin of said U.S. Highway 70; thence, with an off-set in said right-of-way margin, North 34 degrees 42 minutes 10 seconds East, 2.18 feet to a tack in lead (old); thence, with said southwesterly right-of-way margin in a southerly and southeasterly direction with a 1,933.73 foot radius curve to the left, an arc length of 207.06 feet, an interior angle of 06 degrees 08 minutes 07 seconds and a chord bearing a distance of South 59 degrees 10 minutes 00 seconds East, 206.96 feet to an iron rod (old) with cap stamped

"Cherry", said iron rod being the northerly corner of Lot 7 on the Resubdivision of Lot 7 Galleries of Bellevue of record in Instrument No. 20010306-0021171, Register's Office for Davidson County, Tennessee; thence, with the northwesterly property line of said Lot 7, South 48 degrees 46 minutes 57 seconds West, 303.66 feet to an iron rod (old) with cap stamped "Cherry" in the northeasterly property line of Lot 8 said Galleries at Bellevue; thence, North 41 degrees 06 minutes 28 seconds West, 195.58 feet to an iron rod (old) on the southerly right-of-way margin of Coley Davis Road; thence, in a northeasterly and northerly direction with a 408.57 foot radius curve to the left, an arc length of 20.66 feet, an interior angle of 02 degrees 53 minutes 51 seconds and a chord bearing a distance of North 37 degrees 49 minutes 08 seconds East, 20.66 feet to an iron rod (new); thence, North 36 degrees 30 minutes 16 seconds East, 161.50 feet to the Point of Beginning and containing 57,998 square feet or 1.33 acres, more or less, as calculated by the above courses and distances.

Being a part of the same property conveyed to Tri Star Energy, LLC, a Delaware limited liability company, by deed from Motiva Enterprises LLC, a Delaware limited liability company, of record as Instrument No. 20011009-0110165 and by Quitclaim Deed from Shell Oil Company, a Delaware corporation, of record as Instrument No. 20030109-0004111, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Williamson County Taxes which have been paid;
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to a 50 foot ingress and egress easement over and across subject property conveyed together with "Parcel No. 3" in deed of record in Book 4144, page 262, Register's Office for Davidson County, Tennessee.
4. The Premises is hereby conveyed by Seller and accepted by Buyer subject to a restriction and covenant prohibiting, for a period thirty years from the closing prohibiting the use of the Premises in whole or in part, directly or indirectly for automobile service station, or for the sale, offering for sale, storage or distribution of any gasoline, motor vehicle fuels, lubricants, or other petroleum products. Such restriction shall run with the Premises and each portion thereof for the benefit and protection of the property located at 7691 Highway 70 South during the Restriction Period. Such covenant shall not, however, prohibit the storage of motor fuels, lubricants, or other petroleum products on the Premises solely for the use or consumption by Buyer or other occupants of the Premises.

This property is also known as improved property located at 7649 Highway 70 South, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant

and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on October 14th, 2003.

Tri Star Energy, LLC,
a Delaware limited liability company

By: _____
Gary Ragusa, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary Ragusa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative (or other officer authorized to execute the instrument) of Tri Star Energy, LLC, a Delaware limited liability company, the within named bargainor, and that he as such limited liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and official seal on October 14th, 2003.

_____
NOTARY PUBLIC

My Commission Expires: _____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE