THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 01/21/04 15:20 6pgs
Fees:33.00 Taxes:3128.57
20040121-0008265

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
TriStar Energy, LLC 1740 Ed Temple Boulevard Nashville, TN 37208	Same	Map 106 Parcel 3 Map 106 Parcel 153

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Welton Investments, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto TriStar Energy, LLC, a Delaware limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 520 Fessler's Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 11th day of December, 2003.

GRANTOR:

WELTON INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
John B. Jewell, III, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, John B. Jewell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Welton Investments, LLC, a Tennessee limited liability company and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of December, 2003.

_____
Notary Public

BRIDGET B. ROSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My commission expires:

9.24.2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $845,558.57.

Authorized Representative

Affiant

SUBSCRIBED AND SWORN to before me, this 11th day of December, 2005.

9-24-2005
My Commission Expires

Bridget B. Ross
Notary Public

BRIDGET B. ROSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee being all of Lot 1 and the easterly part of Lot No. 3 as shown on the Plan of Fesslers Commercial Park, Section Two, of record in Book 5200, page 586, Register's Office for Davidson County, Tennessee.

For a more particular description of Lot No. 1 reference is here made to said recorded plan.

Said easterly part of Lot No. 3 is more particularly described according to a boundary survey prepared by A & A Engineers, Inc. dated May 13, 1983 as follows:

Beginning at a point in the northerly margin of Elm Hill Pike, being the southeasterly corner of the same property conveyed to grantee herein by deed from United American Bank in Knoxville, TN of record in Book 5864, page 928, said Register's Office; thence along the easterly margin of said property north 0 degrees 09 minutes 44 seconds east 300.0 feet to a point, the northeasterly corner of said property conveyed to a grantee herein; thence south 86 degrees 40 minutes 07 seconds east 9.43 feet to a point in the westerly line of Lot No. 2 as shown on recorded plan; thence along the common line between said Lots 2 & 3 south 1 degree 23 minutes west 299.78 feet to a point in the northerly margin of Elm Hill Pike, thence along said margin westerly 3.0 feet to the point of beginning.

Said easterly point of Lot No. 3 as described above and the property described in said deed of record in Book 5864, page 928 of said Register's Office together comprise all of Lot No. 3 as shown on plan of Fesslers Commercial Park, Section Two, of record in Book 5200, page 586, said Register's Office.

Being the same property conveyed to Welton Investments, LLC from Welton-McKnight Land Enterprises by Quitclaim Deed dated November 8, 2002 and of record in Instrument No. 20021011-0124951, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee being lot one of the Fesslers Commercial Park as of record in Book 5200, page 393 and more particularly described as follows:

Beginning with a concrete monument located in the eastern right-of-way margin of Fesslers Lane and the northern radius returns at the intersection of Fesslers Lane and Elm Hill Pike; thence, N 1 deg. 01 min. 03 sec. W 67 ft. to a conc. monument; thence with the said eastern margin and with a curve to the right having a radius 2614.50 feet and a length of 183.78 feet to an iron pin; thence leaving said margin S 86° 40' 07" E 180.0 feet to an iron pin; thence N 0° 09' 44" E 300.0 feet to an iron pin in the northern right-of-way margin of Elm Hill Pike; thence with said margin and with a curve to the right having a radius of 4108.73 feet and a length of 130.78 feet to a concrete

monument; thence with a curve to the right having a radius of 50.0 feet and a length of 77.75 feet to the point of beginning containing 1.23 acres more or less.

Being the same property conveyed to Welton Investments, LLC, by quitclaim deed of record as Instrument No. 20031124-0170343, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. 2003 real property taxes, a lien due and payable but not yet delinquent (Tracts 1 and 2).

2. 2004 and subsequent years real property taxes are a lien, but not yet due and payable (Tracts 1 and 2).

3. Subject to all matters shown on Plan of Fesslers Commercial Park, Section Two, of record in Book 5200, page 586, Register's Office, Davidson County, Tennessee (Tracts 1 and 2).

4. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5765, page 785, Register's Office, Davidson County, Tennessee (Tracts 1 and 2).