Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Aspen Nashville Station LLC 420 NW 11th, Suite 822 Portland, Oregon 97202	Map 107-6, Parcel 6 Map 107-6, Parcel 13	Same

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/31/04 11:33 5pgs
Fees:28.00 Taxes:532.80

20040831-0105178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Tri-Star Energy, LLC**, a Delaware limited liability company, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Aspen Nashville Station LLC**, an Oregon limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easement(s) as set forth in instrument recorded in Book 4237, page 746, Davidson County Register's Office.

3. All matters shown on Plat recorded in Book 2900, pages 29 – 32, and in Amendment to Recorded Plat recorded in Book 3849, page 27, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 2004.

Notary Public

My Commission Expires: 9-24-05

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

This is improved property located at 757 Briley Parkway (Map 107-6, Parcel 6) and 1964 Dabbs Avenue (Map 107-6, Parcel 13) in Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of August, 2004.

TRI-STAR ENERGY, LLC, a Delaware limited liability company

Name: Gary Ragusa

Title: Authorized Representative

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Bridget B Ross, Notary Public, Gary Ragusa, with whom I am personally acquainted and who acknowledged that * executed the foregoing instrument for the purposes therein contained and who further acknowledged that * is Authorized Representative of Tri-Star Energy, LLC, a Delaware limited liability company and is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 28th day of August, 2004.

* GARY RAGUSA

Bridget B Ross

Notary Public

My Commission Expires:

9-24-2005

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

Exhibit A

Legal Description

Tract I (Map 107-6, Parcel 6)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by R. Scott Cherry dated July 14, 2004, last revised August 16, 2004, bearing Job Number 04238 CW, as follows;

Beginning at an existing pk nail at a corner in the westerly right-of-way line of Briley Parkway, width varies, said existing pk nail being located at Northing: 658,635.90; Easting: 1,761,775.22 based upon the right-of-way plans for Briley Parkway, Project Number: HPP-NH-155(13), year 2001, construction year 2002;

Thence with the westerly right-of-way line of Briley Parkway, with a curve to the left, along an arc length of 296.73 feet, the central angle of which is 08 deg 12 min 41 sec, the radius of which is 2070.43, the chord of which is South 06 deg 59 min 01 sec West, 296.47 feet to an existing pk nail at the intersection with the return of the northerly right-of- way line of Karen Drive, width varies;

Thence leaving the westerly right-of-way line of Briley Parkway, with the northerly right-of-way line of Karen Drive, with a curve to the right, along an arc length of 65.17 feet, the central angle of which is 93 deg 20 min 57 sec, the radius of which is 40.00 feet, the chord of which is South 49 deg 33 min 09 sec West, 58.20 feet to an "X" in concrete;

Thence North 83 deg 46 min 23 sec West, 34.16 feet to an existing pk nail, at the intersection with the return of the easterly right-of-way line of Dabbs Avenue, width varies;

Thence leaving the northerly right-of-way line of Karen Drive, with the easterly right-of-way line of Dabbs Avenue, with a curve to the right, along an arc length of 63.71 feet, the central angle of which is 91 deg 15 min 28 sec, the radius of which is 40.00 feet, the chord of which is North 38 deg 08 min 45 sec West, 57.19 feet to an existing pk nail;

Thence North 07 deg 28 min 59 sec East, 74.48 feet to an existing pk nail at the intersection with the return of the easterly right-of-way line of Hotel Entrance Road, 50 feet in width;

Thence leaving the easterly right-of-way line of Dabbs Avenue, with the easterly right-of-way line of Hotel Entrance Road, with a curve to the right, along an arc length of 39.95 feet, the central angle of which is 60 deg 14 min 09 sec, the radius of which is 38.00 feet, the chord of which is North 37 deg 37 min 40 sec East, 38.14 feet to an existing pk nail;

Thence with a curve to the left, along an arc length of 80.79 feet, the central angle of which is 61 deg 43 min 08 sec, the radius of which is 75.00 feet, the chord of which is North 36 deg 53 min 10 sec East, 76.94 feet to an "X" in concrete;

Thence North 06 deg 01 min 36 sec East, 50.45 feet to an existing pk nail;

Thence with a curve to the right, along an arc length of 65.74 feet, the central angle of which is 12 deg 50 min 30 sec, the radius of which is 293.31 feet, the chord of which is North 12 deg 26 min 57 sec East, 65.60 feet to an existing iron rod;

Thence North 18 deg 52 min 12 sec East, 44.79 feet to an existing pk nail at the intersection with the easterly right-of-way line of Briley Parkway;

Thence leaving the easterly right-of-way line of Hotel Entrance Road, with the westerly right-of-way line of Briley Parkway, South 43 deg 14 min 00 sec East, 53.32 feet to the Point Of Beginning. Containing 26,972 square feet or 0.619 acres more or less.

Being part of the same property conveyed to Tri Star Energy, LLC, as of record in Instrument Number: 20011009-0110168, at the Register's Office for Davidson County, Tennessee.

Tract II (Map 107-6, Parcel 13)

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by R. Scott Cherry dated July 14, 2004, last revised August 16, 2004, bearing Job Number 04238 CW, as follows;

Beginning at an iron rod set in the easterly right-of-way line of Dabbs Avenue, width varies, at a corner common with Lot 4 of the Second Revision, Hobbs Heights, as of record in Plat Book 9700, Page 323, at the Register's Office for Davidson County, Tennessee, also being the property of Hobbs & Sons, L.P., Et Al, as of record in Instrument Number: 20001025-0105690, at the Register's Office for Davidson County, Tennessee, said iron rod set being located at Northing: 658,841.78; Easting: 1,761,581.67; based upon the right-of-way plans for Briley Parkway, Project Number: HPP-NH-155(13), year 2001, construction year 2002;

Thence leaving the easterly right-of-way line of Dabbs Avenue, with the southerly property line of said Lot 4, South 43 deg 14 min 00 sec East, 172.68 feet to an existing pk nail in the southerly property line of Lot 1 of said Second Revision, Hobbs Heights, also being the property of Hobbs & Sons, L.P., Et Al, as of record in Instrument Number: 20001025-0105690, at the Register's Office for Davidson County, Tennessee, and at the intersection of the southerly terminus of Hotel Entrance Road, 50 feet in width, and with the westerly right-of-way line of Hotel Entrance Road;

Thence leaving the southerly terminus of Hotel Entrance Road, with the westerly right-of-way line of Hotel Entrance Road, South 18 deg 52 min 12 sec West, 71.26 feet to an iron rod set;

Thence with a curve to the left, along with an arc length of 76.95 feet, the central angle of which is 12 deg 50 min 30 sec, the radius of which is 343.31 feet, the chord of which is South 12 deg 26 min 57 sec West, 76.79 feet to an existing iron rod;

Thence South 06 deg 01 min 39 sec West, 35.17 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 23.56 feet, the central angle of which is 89 deg 59 min 33 sec, the radius of which is 15.00 feet, the chord of which is South 51 deg 01 min 26 sec West, 21.21 feet to an existing iron rod;

Thence North 82 deg 57 min 24 sec West, 2.49 feet to an existing iron rod at the intersection with the easterly right-of-way line of Dabbs Avenue;

Thence leaving the westerly right-of-way line of Hotel Entrance Road, with the easterly right-of-way line of Dabbs Avenue, with a curve to the left, along an arc length of 325.92 feet, the central

angle of which is 34 deg 00 min 29 sec, the radius of which is 549.10 feet, the chord of which is North 10 deg 02 min 48 sec West, 321.16 feet to the Point Of Beginning. Containing 10,652 square feet or 0.245 acres more or less.

Being part of the same property conveyed to Tri Star Energy, LLC, as of record in Instrument Number: 20011009-0110168, at the Register's Office for Davidson County, Tennessee.