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

Davidson County DEEDWARR
Recvd: 10/18/04 15:17 5pgs
Fees:28.00 Taxes:1295.00
20041018-0125158

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mulugeta Abebe Fikerte Beyene 2409 Double Tree Drive Acworth, Georgia 30102	Same	Map/Parcel 134-13/193

SPECIAL WARRANTY DEED

THIS IS A DEED dated October 14th, 2004, by TRI STAR ENERGY, LLC, a Delaware limited liability company, with offices at 1740 Ed Temple Boulevard, Nashville, TN 37208 (herein called "Grantor") to Mulugeta Abebe and Fikerte Beyene, as tenants in common (herein collectively called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described premises situated in Nashville, the County of Davidson, State of Tennessee:

See Exhibit "A" attached hereto and incorporated herein by this reference,

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises");

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.

Easement agreement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5002, page 310, Register's Office for Davidson County, Tennessee.

All matters shown on the plat recorded in Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Reservation of mineral rights contained in deed of record in Instrument No. 20011009-0110158, Register's Office for Davidson County, Tennessee.

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.

TRI STAR ENERGY, LLC

By: William C. Kimbro

Printed Name: William C. Kimbro

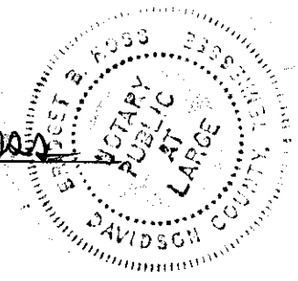
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 14th day of October, 2004.

Budget B. Ross
Notary Public



My commission expires:

9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 14th day of October, 2004.

9-24-2005
My Commission Expires

Bridget B. Ross
Notary Public

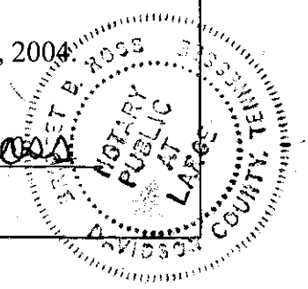


EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Parcel One:

Being Lot No. 258, on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 258 fronts 73 feet on the northerly side of Largo Drive and extends back 147.8 feet on the easterly line and 146.2 feet on the westerly line, to a dead line, measuring 73 feet thereon.

Parcel Two:

Being Lot No. 259, on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 259 fronts 70 feet along the northwesterly margin of Largo Drive and extends back between lines 146.2 feet on the northeasterly line and 144.7 feet on the southwesterly line, to a line at the rear measuring 70 feet thereon, said rear line being the southeasterly margin of a proposed highway right-of-way.

Parcel Three:

Being Lot No. 260, on the Plan of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 260 fronts 70 feet along the northwesterly side of Largo Drive and runs back between lines 144.7 feet on the northeasterly line and 143.1 feet on the southwesterly line to a line at the rear measuring 70 feet, thereon said rear line being the southeasterly margin of a proposed highway.

Parcel Four: (Parcel Six in current vesting deed)

Being Reserved Parcel "C" on the Map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

Said Reserved Parcel "C" fronts 70.4 feet on the south side of Harding Place and runs back with the easterly boundary line of Lot No. 258, 147.8 feet and with the westerly boundary of Potts Property, 166.3 feet to a concrete monument.

LESS AND EXCEPT that part of Reserve Parcel "C" conveyed to Reese L. Smith, Jr. by Limited Warranty Deed recorded in Book 5078, page 829, Register's Office for Davidson County, Tennessee, being described as follows:

Being a part of Reserved Parcel "C" on the Map of Kenilworth Estates, Section Four, as shown on Plat of record in Plat Book 3300, pages 34, 35 and 36, said Register's Office described as follows:

Beginning with a concrete monument located on the Southern right-of-way of Harding Place and on the Eastern property line of said Reserved Parcel "C", also being the beginning point of access control; thence S 2 degrees 38 minutes W a distance of 117.32 feet to a point; thence N 22 degrees 35 minutes W a distance of 84.57 feet to a point; thence with a curve to the left having a radius of 19.93 feet and a length of 31.77 feet to a point in the southern right-of-way margin of Harding Place, thence with said right-of-way N 66 degrees 04 minutes E a distance of 70.4 feet to a concrete monument; thence S 66 degrees 17 minutes 55 seconds W a distance of 11.15 feet to the point of beginning, and containing 0.06 acres, more or less and being a part of the property conveyed to Shell Oil Company by Deed recorded in Book 4659, page 248, said Register's Office.

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.

BEING a portion of the same property conveyed to Tri Star Energy, LLC, a Delaware limited liability company, by Special Warranty Deed recorded as Instrument No. 20011009-0110158, Register's Office for Davidson County, Tennessee.