BOX 4461

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
TriStar Ventures, LLC	Same	Map: 134-13-0
6088 Frontier Lane		Parcel: 245
Nashville, TN 37211		

Davidson County DEEDWARR
Recvd: 08/15/05 12:11 3 pgs
Fees:18.00 Taxes:1165.50
20050815-0096256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

**REESE RULE CHARITABLE FOUNDATION, INC.,
A ONE-HALF (½) UNDIVIDED INTEREST, AND
STEPHEN B. SMITH CHARITABLE FOUNDATION, INC.,
A ONE-HALF (½) UNDIVIDED INTEREST**

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

TRISTAR VENTURES, LLC, A LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 1 on the Plan of Section 2, Travelers Inn Subdivision, as of record in Instrument No. 20030404-0044415, Register's Office for Davidson County, Tennessee, and Reserved Parcel A adjacent thereto shown on Plat of record in Book 4955, page 51, Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a more complete description thereof.

Being the same property conveyed to Reese Rule Charitable Foundation, Inc., a one-half (½) undivided interest, and Stephen B. Smith Charitable Foundation, Inc., a one-half (½) undivided interest, by deed from R & S Rental Properties, LLC, a Limited Liability Company, of record in Instrument No. 20050815-0096255, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2005;

2. All matters shown on Plats of record in Instrument No. 20030404-0044415 and Book 4955, page 51, Register's Office for Davidson County, Tennessee.

This is improved property located at 4930 Linbar Drive, Nashville, Davidson County, TN 37211.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 this 29th day of July, 2005.

Reese Rule Charitable Foundation, Inc.

BY: Randall Lowery

Stephen B. Smith Charitable Foundation, Inc.

BY: Randall Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Lowery with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Chief Financial Officer of Reese Rule Charitable Foundation, Inc., the within named bargainor, a non-profit corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the Reese Rule Charitable Foundation, Ind. by the said Randall Lowery as Chief Financial Officer

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of July, 2005.

Gail P. Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Lowery with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Chief Financial Officer of ~~Reese Rule~~ Stephen B. Smith Charitable Foundation, Inc., the within named bargainor, a non-profit corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the ~~Reese Rule~~ Stephen B. Smith Charitable Foundation, Ind. by the said Randall Lowery as Chief Financial Officer

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of July, 2005.

Gail P. Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 315,000.00 .

Sworn to and subscribed before me this 29th day of July, 2005.

NOTARY PUBLIC

My commission expires: May 24, 2008.

