Box 36

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/05 13:49 3 pgs
Fees:18.00 Taxes:2405.00

20050902-0105802

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN. ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
H. Mark Beanblossom, P. C., 1713 Kirby Parkway, Suite 100, Memphis, Tennessee 38120

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tri Star Energy, LLC	Same	61-03 153.00
(NAME) 1740 Ed Temple Blvd.	(NAME)	
(ADDRESS) Nashville, Tn. 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Circle K Stores Inc., a Texas corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tri Star Energy, LLC, a Delaware limited liability company HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A" for Legal Description

This being the same property conveyed to Circle K Properties, Inc., a Delaware corporation by Warranty Deed of record in Deed Book 9055, Page 385, in the Register's Office of Davidson County, Tennessee. Circle K Stores, Inc., a Texas corporation conveys the real property as successor in interest to Circle K Properties, Inc. by Certificate of Merger filed October 6, 1997 with the Texas Secretary of State.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 1424, Page 85, in the Register's Office of Davidson County, Tennessee; also subject to 2005 Davidson County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay.

Property Address: 4800 Gallatin Rd., Nashville, TN 37216-1302

The above named Grantor hereby covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further represent and covenant itself, its successors and representatives, to warrant and defend forever the title to said land to said Grantee, his/her successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand(s) this 30th day of August, 2005

Circle K Stores Inc., a Texas corporation

By: Same

Title: VP - OPS

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission Expires _____

_____
Notary Public

STATE OF NC
COUNTY OF Mecklenburg

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert Campau and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Circle K Stores Inc., a Texas corporation the within named bargainor, and corporation, and that he, she, they as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of August 2005.

My Commission Expires 8/17/08

Rebecca L Munoz
Notary Public

Official Seal
Notary Public - North Carolina
County of Mecklenburg
Rebecca L. Munoz
My Commission Expires August 17, 2008

EXHIBIT A

Store Number 2708318
4800 Gallatin Road, Nashville, Tennessee 37216

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS AN UN-NUMBERED TRACT ON THE PLAN ENTITLED INGLEWOOD HEIGHTS. SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 85, R.O.D.C., TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, U.S. 31-E, STATE ROUTE NO. 6, AND THE NORTHERLY RIGHT-OF-WAY LINE OF HAYSBORO AVENUE; THENCE,

1. WITH THE EASTERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE, N 1° 39'18" E, 200.00 FEET TO AN EXISTING IRON PIN AT THE SOUTHWESTERLY CORNER OF LOT NO. 28 ON THE ABOVE NOTED PLAN OF INGLEWOOD HEIGHTS, SAID LOT NOW OWNED BY QUENTIN L. HOUSHOLDER, TRUSTEE, OF RECORD IN DEED BOOK 2533, PAGE 88, R.O.D.C., TENNESSEE; THENCE,

2. WITH THE COMMON LINE BETWEEN LOT NO. 28, HOUSHOLDER, AND THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, S 87°56'00" E, 150.00 FEET TO AN EXISTING IRON PIN AT THE COMMON CORNER OF LOT NO. 28 AND LOT NO. 1, INGLEWOOD HEIGHTS; THENCE,

3. WITH THE COMMON LINE OF LOT NO. 1, NOW OWNED BY ROBERT CLARENCE BAILEY, OR RECORD IN DEED BOOK 5432, PAGE 628, R.O.D.C., TENNESSEE, AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, S 1°39'18" W, 200.00 FEET TO AN EXISTING IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF HAYSBORO AVENUE; THENCE,

4. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HAYSBORO AVENUE, N 87°56'00" W, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,999 SQUARE FEET OR 0.688 ACRES, MORE OR LESS.