Davidson County DEEDQC
Recvd: 02/24/06 15:43 8 pgs
Fees:42.00 Taxes:0.00
20060224-0021898

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kimbro Family Properties, GP 1740 Ed Temple Boulevard Nashville, TN 37208	Same	See Exhibit "A" attached hereto and incorporated herein by this reference

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 ($1.00) Dollar, the receipt of which is hereby acknowledged, Tri Star Energy, LLC, a Delaware limited liability company, hereinafter called "Grantor", has this day bargained and sold, and does hereby quitclaim and convey unto Kimbro Family Properties, GP, hereinafter called "Grantee", its successors and assigns, all of Grantor's interest, if any, in and to certain real estate in Davidson County, Tennessee, described in Collective Exhibit "B" attached hereto and incorporated herein by this reference.

This property is conveyed subject to taxes, restrictions, and encumbrances as may affect the same, whether of record or not.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 23rd day of February, 2006.

"GRANTOR"

TRI STAR ENERGY, LLC, a
Delaware limited liability company

By: _____ A/R

Title: Authorized Representative

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 Authorized Representative of Tri Star Energy, LLC, a Delaware limited liability company and is authorized by Tri Star Energy, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 23rd day of February, 2006.

Steven L. West
Notary Public

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

1-23-2010

My Commission Expires 1-23-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 23rd day of February, 2006.

1-23-2010
My Commission Expires

Steven L. West
Notary Public

STEVEN L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 1-23-2010

Exhibit "A"

Map-Parcel Numbers

81-7/205

118-11/46

119-5/9

163/193

Collective Exhibit "B"

Attached

Map/Parcel 119-5/9
2401 Nolensville Road
Nashville, Tennessee

Being Lot No. 531 and the southerly half of Lot 532 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 531 and part of Lot 532 front together 75 feet on the west side of Nolensville Road, formerly Cherry Street extended, and run back between parallel lines 150 feet to an alley, less the following described property:

Beginning at a point approximately Survey Station 541 + 15 on the State of Tennessee re-located Nolensville Pike, which point is the southeast corner of Lot No. 531 on the Plan of Grandview Heights Addition to the City of Nashville, Tennessee, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee; thence northwardly along the easterly line of Lot 531 and the south half of Lot 532, which line is also the westerly right-of-way line of the Nolensville Pike as presently laid out, seventy-five (75) feet, more or less, to the southerly right-of-way line of Melrose Avenue; thence westerly along the southern right-of-way line of Melrose Avenue eighteen and seven tenths (18.7) feet; thence in a southeasterly direction around an arc of an eighteen (18) foot radius, twenty eight and twenty eight hundredths (28.28) feet to a point, which point is nine tenths (0.9) of a foot westerly from the easterly property line of the Dickens property; thence in a southerly direction fifty-six (56) feet to the southerly property line of the Dickens property (also the southerly line of Lot No. 531); thence in an easterly direction one and four tenths (1.4) feet to the point of beginning.

Grantor's Source of Title: Instrument No. 20011011-0111260 Register's Office – Davidson County, Tennessee

Map/Parcel 81-7/205
1918 D.B. Todd Jr. Blvd.
Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 on the Map of W. M. Butler's Subdivision, of record in Book 57, Page 98, Register's Office for said County. Said lots adjoin and front together 100 feet on the Easterly side of 18th Avenue North and run back between parallel lines, Lot No. 25, running back along the Southerly margin of Clay Street, 145.6 feet to an alley.

Grantor's Source of Title: Instrument No. 20011011-0111260 Register's Office – Davidson County, Tennessee

Map 118-11/46
2835 Bransford Avenue
Nashville, Tennessee 37204

Being Lot No. 40 of Block "C" on the Map of Berry Hill Gardens Subdivision of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Bransford Avenue at the common corner of Lots No. 39 and 40; thence south along the west margin of said avenue 107.4 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 20 feet, 30.07 feet to another concrete monument in the north margin of Thompson Lane; thence west along the north margin of said Lane, 93.31 feet to the corner of Lots No. 40 and 41; thence north along the line between said lots, 133.7 feet to the corner of Lots No. 39, 40 and 41; thence east with the line between Lots No. 39 and 40, 100 feet to the beginning.

Grantor's Source of Title: Instrument No. 20011011-0111260 Register's Office – Davidson County, Tennessee

Map 163/193
5272 Cane Ridge Road
Nashville, Tennessee

A tract of land in the 5th Civil District of Davidson County, Tennessee, at intersection of Interstate 24 and Bell Road.

Beginning at an iron pin in the intersection of proposed right-of-way of Cane Ridge Road and the right-of-way of Frontage Road (north side of Bell Road); said point being located 60.2 feet easterly from a concrete monument in the right-of-way of said Frontage Road and proceeding as follows:

Northwesterly with a 281.5 foot radius curve left a distance of 200 feet to an iron pin; thence, northeasterly 92.73 feet to an iron pin; thence, southeasterly with a 435.6 feet radius curve right a distance of 66.8 feet to an iron pin; thence, containing southeasterly 136.69 feet to an iron pin; thence, southerly 134.95 feet to an iron pin; thence westerly 134.5 feet to the point of beginning and containing 0.81 acres more or less.

Said tract being in the northeast quadrant of interchange of Interstate 24 and Bell Road.

Together with all appurtenances thereunto belonging or appertaining and all right, title and interest which the owner of the above described premises may have in and to any and all roads, streets and ways bounding said premises.

Grantor's Source of Title: Instrument No. 20011011-0111260 Register's Office – Davidson County, Tennessee