Davidson County DEEDQC
Recvd: 02/24/06 15:46 13 p
Fees:67.00 Taxes:0.00
20060224-0021906

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 Equities I, a Tennessee general partnership 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 Equities I, a Tennessee general partnership, 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

92-8/186

106/71

92-11/79

26-12/12

135-1/100

161/202

161/275

103-6/154

163/192

Collective Exhibit "B"

Attached

Map/Parcel 92-8/186
1406 Charlotte Avenue
Nashville, Tennessee 37209

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lots 37, 38, 39 and 40, on the Map of Samuel Watkins Subdivision, as shown on plat of record in Plat Book 4595, Page 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

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

Map/Parcel 106/71
822 Murfreesboro Road
Nashville, Tennessee

Land in Davidson County, Tennessee, being the Southwest part of Lot No. 17 on the Map of the Edward Trabue Subdivision of record in Book 843, Page 12, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Northeasterly margin of Murfreesboro Pike at a concrete monument, which is located at a point 531 feet Southeast of the intersection of Murfreesboro Pike and Spence Lane; thence leaving the margin of said Pike, North 37 degrees 15 minutes East 200.4 feet to an iron pin; thence North 17 degrees 40 minutes East 82.2 feet to an iron pin; thence with an old fence line, South 49 degrees 15 minutes East 265.6 feet to an iron pin; thence South 35 degrees 00 minutes West 265.1 feet to an iron pin in the Northeast margin of Murfreesboro Pike; thence with the margin of same, North 52 degrees 00 minutes West 248 feet to the point of beginning, containing 1.53 acres.

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

Map/Parcel 92-11/79
2112 Charlotte Avenue
Nashville, Tennessee

Parcel No. I: Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, Register's Office for said county, to which reference is made for a more complete description.

Included in the above description, but expressly excluded therefrom, is the following parcel of land described as follows:

An angular tract or parcel of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 17 on the Map of Burlington Heights, of record in Book 332, page 13, Register's Office for said county. Said part of Lot No. 17 fronts 15 feet on both present margins of Charlotte Avenue and Twenty-First Avenue, North, which are connected by a curve that has a 15 foot radius on which it measures 23.6 feet thereon and containing 48.2 square feet.

Parcel No. II: Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, said Register's Office, to which reference is made for a more complete description.

Parcel No. III: Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, said Register's Office, to which reference is made for a more complete description.

Parcel No. IV: Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, Registers Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said part of Lot No. 20, which is a corner lot, fronts 35 feet on the northwesterly margin of Charlotte Avenue, formerly Cedar Street, and fronts 135 feet on the easterly margin of 22nd Avenue, North, said frontages being joined by a curve having a length of 23.6 feet, and extends back 150 feet on the easterly line and 50 feet on the northwesterly line, being the southerly margin of an alley, to a point of intersection.

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

Map/Parcel 26-12/12
2425 Gallatin Road
Goodlettsville, Tennessee

Being a tract of land lying in the 11th Councilmanic District of Davidson County, Tennessee; said tract further described as being Lot No. 1 on the plan of Pronto Oil Subdivision, as of record in Book 4885, Page 186, Register's office for said county, described as follows:

Beginning at a point on the Easterly margin of Cumberland Hills Drive, said point further described as being the most Northwesterly corner of Lot No. 21 on the plan of Mansker Meadows, Section II, as of record in Book 2663, Page 16, Register's Office, Davidson County, Tennessee; thence with the Easterly margin of Cumberland Hills Drive in a Northerly direction with a curve having a radius of 912.74 feet to the right a distance of 13.57 feet to a point; thence continuing with the Easterly margin of Cumberland Hills Drive North 6 degrees 29 minutes West a distance of 297.00 feet to a point; thence with a curve having a radius of 20.00 feet to the right a distance of 31.42 feet to a point on the Southerly margin of Gallatin Pike; thence with the Southerly margin of Gallatin Pike North 83 degrees 31 minutes East a distance of 130.00 feet to a point; thence leaving the Southerly margin of the said Gallatin Pike South 6 degrees 29 minutes East a distance of 328.31 feet to a point in the Northerly line of the said Lot No. 21 on the plan of Mansker Meadows, Section II; thence with the Northerly line of Lot No. 21 South 82 degrees 40 minutes 07 seconds West a distance of 149.92 feet to the point of beginning.

Together with an easement for sub-soil sewerage system described as follows:

Beginning at a point North 82 degrees 40 minutes 07 seconds East 149.92 feet more or less from the Easterly margin of Cumberland Hills Drive, said point further described as being North 06 degrees 29 minutes West 10 feet from the Southeasterly corner of Lot No. 1, described above; thence with the Easterly boundary line of said Lot No. 1 North 06 degrees 29 minutes West 20 feet to a point; thence Eastwardly and parallel to Gallatin Pike, 78 feet more or less to a point; thence Northeastwardly 96 feet more or less to a point; thence Eastwardly 340 feet more or less to a point; thence Northwardly 49 feet more or less to a point; thence Eastwardly 103 feet more or less to a point; thence Southeastwardly 78 feet more or less to a point; thence Westwardly and parallel to the said Gallatin Pike 468 feet more or less to a point; thence Southwestwardly 98 feet more or less to a point; thence Westwardly 30 feet more or less to the point of beginning. All as shown on the recorded plan of Pronto Oil Subdivision as aforesaid.

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

Map/Parcel 135-1/100
1691 Murfreesboro Road
Nashville, Tennessee 37217

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Town Park Estates, Section III, as of record in Book 4060, Page 161, Register's Office for said County, described as follows: Beginning at a point in the southwesterly margin of Murfreesboro Pike at a monument at the entrance to Town Park Drive; thence with the curve southwesterly 47.15 feet to a monument in the northwesterly margin of Town Park Drive; thence with said drive, South 34 degrees 57 minutes West 120 feet to a point; thence leaving said drive, North 55 degrees 58 minutes West 175 feet to a point; thence North 34 degrees 57 minutes East 150 feet to a point in the southwesterly margin of Murfreesboro Pike; thence with the margin of the same, South 56 degrees 09 minutes 17 seconds East 144.98 feet to the point of beginning.

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

Map/Parcel 161/202
5455 Nolensville Road
Nashville, Tennessee

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hickoryview Commercial Park, Section 2, of record in Book 5200, page 239, Register's Office for said county, to which reference is made for a more complete description.

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

Map 161/275
401 Old Hickory Boulevard (5701 Edmondson Pike)
Nashville, Tennessee 37211

Land lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 1 of record as Instrument Number 200002070012628, Register's office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the southern right-of-way margin of Old Hickory Boulevard, said point being the northeast corner of an 8.59 acre tract and the northwest corner of this parcel; thence with said right-of-way South 73 degrees 55 minutes 31 seconds East, 80.20 feet to a point; thence South 76 degrees 10 minutes 30 seconds East, 77.05 feet to a point; thence South 83 degrees 15 minutes 49 seconds East, 81.17 feet to a point; thence South 45 degrees 10 minutes 46 seconds East, 61.49 feet to a point in the western right-of-way margin of Edmondson Pike; thence with said right-of-way with the chord of a curve having an interior angle of 03 degrees 54 minutes 42 seconds , a radius of 2832.79 feet and a length of 193.40 feet, South 00 degrees 19 minutes 20 seconds West, 193.36 feet to a point; thence leaving said right-of-way North 85 degrees 31 minutes 31 seconds West, 260.21 feet to a point; thence North 10 degrees 40 minutes 45 seconds East 193.59 feet to a point; thence North 34 degrees 00 minutes 00 seconds West 92.05 feet to the point of beginning, containing 1.33 acres, more or less.

There is an ingress and egress easement across Lot No. 1 described as follows: beginning at a point in the southern margin of Old Hickory Boulevard, said point being the northwest corner of Lot No. 1 and also the northwest corner of this easement; thence with said right-of-way South 73 degrees 55 minutes 31 seconds East, 80.20 feet to a point; thence south 76 degrees 10 minutes 30 seconds East, 38.01 feet to a point; thence leaving said right-of-way South 50 degrees 41 minutes 30 seconds West, 34.58 feet to a point; thence South 10 degrees 40 minutes 45 seconds West, 219.57 feet to a point; thence North 85 degrees 31 minutes 31 seconds West, 31.02 feet to a point, thence North 10 degrees 40 minutes 45 seconds East, 193.59 feet to a point; thence North 34 degrees 00 minutes 00 seconds West, 92.05 feet to the point of beginning.

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

Map/Parcel 103-6/154
204 White Bridge Road
Nashville, Tennessee 37209
Order Number 50777

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of (Revised) Kimbro West, as of record in Plat Book 6200, Page 585, Register's Office for said county, to which plan reference is made for a more complete description.

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

Map/Parcel 163/192
Cane Ridge Road
Nashville, Tennessee

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee described according to a survey by Turner Engineering Company, dated June 26, 1972, as follows:

Beginning at a point in the easterly margin of proposed Cane Ridge Road, said point being 340.0 feet, more or less from the center line of Bell Road, and proceeding as follows: with the said easterly margin around a 314.7 foot radius curve to the left, a distance of 114.7 feet to a point; thence North 68 degrees 21 minutes West a distance of 138.89 feet to a point; thence South 88 degrees 05 minutes East a distance of 121.86 feet to a point; thence with a 435.6 foot radius curve to the right, a distance of 171.80 feet to a point; thence South 42 degrees 29 minutes West a distance of 92.73 feet to the point of beginning, containing 0.29 acres, more or less.

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