05100142

Address New Owner	Send Tax Bills to:	Map - Parcel
Tri Star Energy, LLC	Same	140-0-76
1740 Ed Temple Blvd.		
Nashville, TN 37208-1850		

Davidson County DEEDWARR
Recvd: 03/06/06 13:53 3 pgs
Fees:18.00 Taxes:2646.28

20060306-0025692

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRANSTETTER FAMILY PARTNERS, AND CECIL D. BRANSTETTER, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto TRI STAR ENERGY, LLC, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is unimproved property known as Lot 2, Biltmore Commercial, Nashville, TN.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through or under him, but no further or otherwise.

Witness our hands this 3rd day of March, 2006

BRANSTETTER FAMILY PARTNERS

By: Branstetter Properties, Inc.
General Partner

By Cecil D Branstetter
Cecil D. Branstetter, Sr.
President

Cecil D Branstetter
CECIL D. BRANSTETTER, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Cecil D. Branstetter, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Branstetter Properties, Inc., a corporation, and that said corporation is the General Partner of Branstetter Family Partners, the within named bargainor, a partnership, and that he as suchPresident, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner, by himself as President.

Witness my hand and official seal at office this 3rd day of March 2006.

Jo Ann Smith
Notary Public

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Cecil D. Branstetter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of March, 2006.

Jo Ann Smith
Notary Public

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 715,209.50 .

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2006

Jo Ann Smith
Notary Public

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

Prepared by:
Devereaux D. Cannon, Jr., Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Biltmore Commercial, of record as Instrument No. 20041027-0129153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Branstetter Family Partners, L.P., a 66.7% undivided interest, and Cecil D. Branstetter, a 33.3% undivided interest, by deeds of record in Book 10037, pages 402, 425, and 448, said Register's Office. By Certificate of Merger of record as Instrument No. 200001040001046, Branstetter Family Partners, L.P. was merged into Branstetter Family Partners, a Tennessee General Partnership.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2006, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record as Instrument No. 20041027-0129153, said Register's Office.

3. Easement for drainage of record in Book 3027, page 260, said Register's Office.

4. Grant of Overhead Line Easement of record in Book 8992, page 62, said Register's Office.