This Instrument Was Prepared By:

KIRK C. WAITE, ATTORNEY
7100 EXECUTIVE CENTER DR., #101
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2006.

Notary Public

My Commission Expires: 9-20-08

Davidson County DEEDWARR
Recvd: 09/07/06 09:06 2 pgs
Fees:13.00 Taxes:888.00
20060907-0110512

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Tristar Ventures, LLC 6088 Frontier Ln Nashville, TN 37211	SAME	134 13020000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sharon J. McIntyre, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tristar Ventures, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more

complete description.

Being the same property conveyed to Sharon J. McIntyre by deed from Bobby Stanley General Contractor, Inc., a Tennessee Corporation, of record in Book 9474, page 723, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property.

This instrument prepared from information furnished by the Seller. No title search performed.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of August, 2006.

Sharon J. McIntyre
SHARON J. MCINTYRE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sharon J. McIntyre, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 30th day of August, 2006.

KIRK C. WAITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2009

Kirk C. Waite
NOTARY PUBLIC