Davidson County DEEDWARR
Recvd: 09/12/06 08:54 4 pgs
Fees:23.00 Taxes:814.00
20060912-0112601

FROM: Tristar Ventures, LLC

TO: Tadesse Essa

This instrument was prepared by:
Marshall L. Hix, Esquire
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Tadesse Essa 361 Harding Place Nashville, Tennessee 37211	Same	Map 134 13 0 Parcel 195.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $220,000.00.

Tadesse Essa
Affiant

Sworn to and subscribed before me, this 8th day of September, 2006.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:
3-21-09

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tristar Ventures, LLC** (hereinafter the "Grantor"), by these presents does transfer, sell and convey unto **Tadesse Essa** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference. All matters on Exhibit B shall apply to Grantor and Grantee, their heirs, successors and assigns.

This is improved property located at 221 Largo Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons, other than claims arising out of the matters set forth on Exhibit B. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed effective as of the 8th day of September, 2006.

SELLER:

TRISTAR VENTURES, LLC

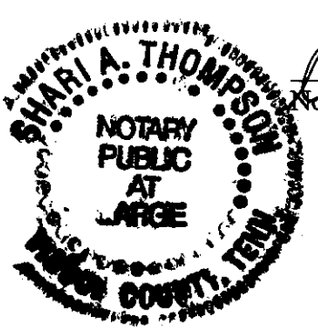
By: _____
Sameer Alkanshaly

Title: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sameer Alkanshaly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Tristar Ventures, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of September, 2006.



_____
Notary Public

My Commission Expires:
3-21-09

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Kenilworth Estate, Section 4, of record in Plat Book 330, page 34, 35 & 36, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot:

BEING the same property conveyed to Tristar Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from The Phillip L. Stinson Revocable Living Trust and The Betty C. Stinson Revocable Living Trust, dated August 27, 2004, and recorded October 27, 2004 at 08:08 a.m. as Instrument No. 20041027-0128900, Register's Office for Davidson County, Tennessee.

EXHIBIT B

EXCEPTIONS/ENCUMBRANCES/TITLE MATTERS

1. Taxes for the year 2006, a lien, which are not yet due and payable. Tax Map and Parcel No. 134-13-0, 195.00.

2. Plan of Kenilworth Estate, Section 4, of record in Plat Book 330, page 34, 35 & 36, Register's Office for Davidson County, Tennessee

3. Option Agreement of even date herewith by and between Grantor and Grantee granting to Grantor a perpetual option to reacquire a certain portion of the Property (the "Option Tract") described in the Option Agreement from Grantee on the terms and conditions described therein, which terms and conditions are incorporated herein by reference.

4. The following restrictive covenants are hereby agreed upon between Grantor and Grantee, and shall be covenants running with the land, and shall be binding upon the Grantee and all subsequent owners of the Property, in any capacity whatsoever, forever; provided however, said restrictive covenants shall not apply to or encumber the Option Tract as described above in the event that the Option Tract is reacquired by Grantor:

   > The Property shall not be owned, leased, or otherwise permitted for the improvements thereon to be used as a convenience market and/or grocery store and/or business for funds transfers and/or check cashing and/or sale of prepaid or any other form of telephone card or other communication access device.

5. Perpetual obligation of Grantee, its successors and assigns, to maintain an 8' privacy fence along the easterly boundary line of the Property. By acceptance of this deed for the Property, Grantee, for himself, his heirs, successors and assigns, undertakes the responsibility to maintain said privacy fence in good condition and repair, which obligation shall be a covenant running with the land, for a period of 20 years or such other period of time or under such other conditions as Grantor may designate in writing to Grantee, which obligation shall be appurtenant to and running with the land.