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

Davidson County DEEDWARR
Recvd: 12/01/06 12:43 6 pgs
Fees:33.00 Taxes:1332.00
20061201-0148529

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Luis Alva 5859 Hickory Ridge Rd. Lebanon, TN 37090	Same	Part of Map 106 Parcel 3

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **TriStar Energy, LLC, a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Luis Alva** ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This conveyance is subject to the restriction that the sale of gasoline and other petroleum products and motor fuels, cigarettes, and beer for off-premises consumption is specifically prohibited on the real property conveyed herein. The foregoing restriction shall constitute a covenant running with the land herein conveyed or any part thereof, and shall be binding upon Grantee, his respective heirs and assigns, and enforceable by Grantor or its successors and assigns.

This is improved property known as 520 Fesslers Lane, Nashville, Tennessee 37210-2815.

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

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the

title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 29th day of November, 2006.

GRANTEE:

Luis Alva

GRANTOR:
TriStar Energy, LLC, a Delaware limited liability company

By: _____

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, 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 TriStar Energy, LLC, a Delaware limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

Witness my hand, at office, this 28th day of November, 2006.

Bridget B. Ross
Notary Public

My commission expires:

9-19-2009

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2006.

Patricia M. Gwin
Notary Public

My Commission Expires:
11-23-2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Tri Star Energy, LLC

Affiant

SUBSCRIBED AND SWORN to before me, this 28th day of November, 2006.

9-19-2009
My Commission Expires

Bridget B. Ross
Notary Public

BRIDGET B. ROSS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Resubdivision of Lot 1 and Lot 3, Fesslers Commercial Park Section Two, as shown on plat of record as Instrument No. 20061016-0127916, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a part of the same property conveyed to TriStar Energy, LLC, a Delaware limited liability company, by Deed of Record in Instrument No. 20040121-0008265, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2006, which are due and payable, but not delinquent.

2. ALL matters shown on Plat recorded as Instrument No. 20061016-0127916 in the Register's Office for Davidson County, Tennessee.