This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 05/08/07 08:17 2 pgs
Fees:13.00 Taxes:1794.50
20070508-0054982

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Tristar Ventures, LLC 6088 Frontier Lane Nashville, TN 37211	**SAME**	**Map** 148-00-0 **Parcel No.** 086.00

GENERAL 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 and sufficiency of which are hereby acknowledged, **P.H. Inc.**, a Tennessee corporation(herein referred to as "Grantor"), has this day bargained and sold and, by these presents, do hereby transfer and convey unto **Tristar Ventures, LLC**, a Tennessee limited liability company (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Auto Mart Subdivision, as of record in Book 5210, page 64 and as amended in Book 6622, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to P.H., Inc., a Tennessee corporation by deed from Herbert M. Shayne, Trustee, dated August 27, 1997 and of record in Book 10589, page 673, Register's Office for Davidson County, Tennessee.

This is improved property known as 948 Richard Road Antioch, TN 37013:

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2007 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 7th day of May, 2007.

GRANTOR:

P. H. Inc, a Tennessee corporation

By: Radley N. Hendrixson PRES.
Radley N. Hendrixon, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $485,000.00.

AFFIANT

Subscribed and sworn to before me, 7th day of May, 2007.

NOTARY PUBLIC

My Commission Expires:

3-21-09

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Radley N. Hendrixson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the President of P.H., Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 7th day of May, 2007.

Notary Public

My Commission Expires:

3-21-09

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.