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Davidson County DEEDWARR
Recvd: 08/28/07 12:31 3 pgs
Fees:18.00 Taxes:2386.50
20070828-0103239

Special Warranty Deed

THIS INSTRUMENT PREPARED BY: DEVEREAUX D. CANNON, JR. OLD REPUBLIC TITLE COMP. OF TENNESSEE 201 4TH AVENUE NORTH STE 150 NASHVILLE, TN 37219 My Commission Expires MAY 22, 2010 JO ANN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $645,000.00. **Affiant** Subscribed and sworn to before me, this 23rd day of Aug. 2007. Notary Public My Commission Expires: 5-22-2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel
Tri Star Energy, LLC Post Office Box 282249 Nashville, Tennessee 37228-8513	Same	103-02-0-031.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Consumers' Gasoline Stations, Inc. as to the improvements and James W. Perkins, Jr., as to the land**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tri Star Energy, LLC**, a Delaware limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Block No. 1 on the Plan of Kayo Oil Company, of record in Book 5800, page 26, Register's Office for Davidson County, Tennessee, described according to the survey by

John Kohl & Company, Tennessee, No. 1459, dated May 5, 1995, File Number 1511-267, as follows:

BEGINNING at an existing iron pin located in the westerly right-of-way of White Bridge Pike at the southeasterly corner of the property now or formerly conveyed to Stephen Wayne Reuter, of record in Book 5102, page 791, said Register's Office, and being the northeasterly corner of the herein described tract: thence with said right-of-way in a southeasterly direction with a curve to the left with a delta of 1° 48' 43", a radius of 2910.79, an arc length of 92.05 the start of the return at the northwesterly intersection of White Bridge Pike and Burges Avenue; thence with said return with a curve to the right with a delta of 104° 07' 04", a radius of 30.00 feet and an arc length of 54.52 feet to the end of said return; thence continuing with the northerly right-of-way of Burges Avenue N 85° 20' 00" W, 153.74 feet to the southwesterly corner of the herein described tract and the easterly right-of-way of Alley No. 15721; thence with said alley N 5° 59' 23" W, 129.71 feet to the northwesterly corner of the herein described tract; thence S 85° 09' 52" E, 185.79 feet to the westerly right-of-way of White Bridge Road and the point of beginning.

Being the property conveyed to JAMES W. PERKINS, JR. by deed from KAYO OIL COMPANY, A DELAWARE CORPORATION, of record in Book 9698, page 946, as to the land, Register's Office for Davidson County, Tennessee and also being the same property conveyed to CONSUMERS' GASOLINE STATIONS, INC. of record in Book 9698, page 949, as to the improvements, said Register's Office.

The property herein described is not the usual place of residence of the grantor, his spouse or dependents.

This conveyance is subject to the following:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5800, page 26, said Register's Office.

3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways

This is improved property known as 301 White Bridge Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 23rd day of August, 2007.

Consumers Gasoline Stations, Inc., a Tennessee corporation.

By: James W. Perkins, Jr.,
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Perkins, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of August, 2007.

NANCY J. CASH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 03/21/2009

James W. Perkins, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, Notary Public in and for said County and State, the within named James W. Perkins, Jr., 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 purpose therein contained.

Witness my hand , at office, this 23rd day of August, 2007.

NANCY J. CASH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Commission expires: 03/21/2009