#21

Davidson County DEEDWARR
Recvd: 08/28/07 12:31 3 pgs
Fees:18.00 Taxes:2312.50
20070828-0103240

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 JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $625,000.00 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	091-13-0-276.00

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, **James W. Perkins, Jr.**, 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:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1 and the southeasterly part of Lot No.2 on the Plan of E.T. Brown, Trustee's Subdivision of an 18 acres tract on the Charlotte Pike, as of record in Book 332, page 126, Register's Office for said County, and described according to a copy of a survey thereof made by J. L. Murphy & Co., dated November 5, 1963 as follows:

Beginning at a iron pin in the northerly margin of Charlotte Pike at a point 61 feet easterly from the easterly margin of Eastboro Drive (formerly Cowan Drive); thence leaving said Pike, and along a fence, North 10 deg. 26' West 190.67 feet to an iron pin; thence North 76 deg. 01' East along a fence, 95.69 feet to an iron pin; thence North 76 deg. 55' East 51.99 feet to an iron pin; thence South 10 deg. 54' East along a fence, 152.13 feet to an iron pin in the northerly margin of Charlotte Pike; thence with the margin of the same westerly 155.76 feet to the point of beginning.

Being the same property conveyed to JAMES W. PERKINS, JR. by deed from Cone Oil Co., Inc. of record as Instrument No. 20010123-0006955, dated January 22, 2001, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as 6012 Charlotte Avenue, 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 Aug, 2007.

James W. Perkins, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Nancy J. Davis
Notary Public

My Commission Expires: 03/21/2009