#24

Davidson County DEEDWARR
Recvd: 08/28/07 12:32 3 pgs
Fees:18.00 Taxes:407.00
20070828-0103241

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 $110,000.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 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	049-00-0-090.00

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., 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:

Tract No. I:

Said tract lying in the 14th Civil District of said County and described as follows:

Beginning in the center of Buena Vista Pike at the northwest corner of the lot of D.M. Gupton; thence easterly with the north line of said D.M. Gupton lot to the center line of Whites Creek Pike; thence northerly with the center of said Pike, 130 feet to the tract conveyed to Ezell Dickerson by Deed of record in Book 1109. page 306, Register's Office for said County; thence westerly 125 feet to the center of Buena Vista Pike; thence southerly with the center of said pike 130 feet 10 the point of beginning.

Tract No. II:

Being a triangular parcel of land located in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made June 3, 1958, by T.R. Sanford, Surveyor. as follows:

Beginning at a point in the easterly margin of Buena Vista Pike, said point being the northwest corner of the property conveyed to Charlie Carver and wife, Oracle L, Carver, by Deed from S.P, Holt and wife, Thelma Mai Holt, of record in Book 1344, page 561, as corrected by Instrument of record in Book 2156, page 105, each of which are recorded in said Register's Office and said point likewise being in the present dividing line between said Carver tract and the tract of land conveyed to George E. Summers and wife, by Deed from Charles C. Roney and wife, of record in Book 1371, page 460, as corrected by instrument of record in Book 2156, page 105, said Register's Office; thence with the margin of said Pike, North 5 degrees West 22 feet, more or less, In a monument; thence north 83 degrees 30 minutes east 70 feet snore or less to a monument in the present dividing line between said Summers and Carver tracts; thence along the existing dividing line between said two tracts south 57 degrees west 77.5 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM IS THAT CERTAIN TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE by Deed of record in Book 9159, page 313, said Register's Office, as follows:
Beginning at the point of intersection of the existing southwest margin of State Route 65 and the north boundary of the William H. Thompson, Jr. and wife property, and point of intersection being 31.18 feet left of State Route 65 proposed centerline station 106+25.32; thence with said boundary South 60 degrees 28 minutes 07 seconds West 12.27 feet to a point; thence with the proposed west margin of said mad North 18 degrees 43 minutes 26 seconds West 36.13 feet to a point; thence with said existing margin southeasterly 36 feet more or less to the point of beginning, containing 218 square feet.

Being the same property conveyed to CONSUMERS GASOLINE STATIONS, INC., A TENNESSEE CORPORATION by deed from TERRY C. KNEPPER, UNMARRIED of record as Instrument No. 20011023-0115458, dated October 17, 2001, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 5458 Buena Vista Road, Whites Creek, TN 37189.

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.

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 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.

Notary Public

My Commission Expires: 03/21/2009

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