#27

Davidson County DEEDWARR
Recvd: 08/28/07 12:33 3 pgs
Fees:18.00 Taxes:740.00
20070828-0103244

Special Warranty Deed

THIS INSTRUMENT PREPARED BY:
DEVEREAUX D. CANNON, JR.
OLD REPUBLIC TITLE COMPANY OF TN
201 FOURTH AVENUE, NORTH, SUITE 150
NASHVILLE, TENNESSEE 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 $200,000.00.

JMM Jr. - AIR
Affiant

Subscribed and sworn to before me, this 23rd day of Aug 2007.

Jo Ann Smith
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	34-13-092.00 34-13-094.00

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. a Tennessee Corporation**, 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:

Parcel No. 1:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "A" on the Plan of Eastlawn Subdivision, of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.

Parcel No. 2:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "A" on the Map of Eastlawn Subdivision, of record in Book 547, pages 153, and 154, Register's Office for said County.

Said Lot fronts 61.75 feet on the easterly side of an Avenue 25 feet wide adjoining the easterly margin of the Gallatin Turnpike and runs back between parallel lines, along the northerly margin of Welworth Street or Avenue 120 feet to a dead line.

Including bur specifically excluding a strip of land showing 61.75 feet on Gallatin Road and extends back between parallel lines (with the northerly margin of Welworth Ave. and the northerly line of Lot 1) 20 feet to a dead line on which it measures 61.75 feet which was heretofore sold and conveyed for the widening of Gallatin Road.

Being the same property conveyed to Consumers Gasoline Stations, Inc., a Tennessee Corporation by deed from Mable Bond Omohundro, unmarried, of record as Instrument No. 20011128-0129929, dated November 27, 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. All matters shown on the Plan of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee,

3. Easement for flow of the waters of any creeks or streams within the boundaries of the subject property and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.

This is unimproved property known as Welworth Street, Madison, TN 37115 as to Parcel 1 and improved property known as 1412 Gallatin Pike, Madison, TN 37115, as to Parcel 2.

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 July, 2007.

CONSUMERS GASOLINE STATIONS, INC.

BY _____

James W. Perkins, Jr., 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