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Davidson County DEEDWARR
Recvd: 08/28/07 12:34 3 pgs
Fees:18.00 Taxes:1850.00
20070828-0103246

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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $500,000.00 JWP Jr. -A/R **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	120-10-0-084.00

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., as to the land, and Consumers Gasoline Stations, Inc., as to the improvements**, 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 Lot No. One, Section 3, Seven Oaks Commercial Area, of record in Plat Book 5190, page 624, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Perkins, Jr., as to the land, and Consumers Gasoline Stations, Inc., as to the improvements, by deeds from Kayo Oil Company, a Delaware Corporation, of record in Book 9698, pages 934 and 937, dated June 8, 1995, 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.

2. Matters shown on the Plan of record in Book 5190, page 624, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5795, page 207, said Register's Office.

This is improved property known as 1343 Murfreesboro Road, Nashville, TN 37217.

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 25th day of Aug., 2007.

CONSUMERS GASOLINE STATIONS, INC.

By _____
James W. Perkins, Jr.,
President

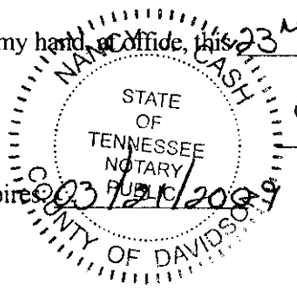
_____
JAMES W. PERKINS, JR.

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.



Notary Public

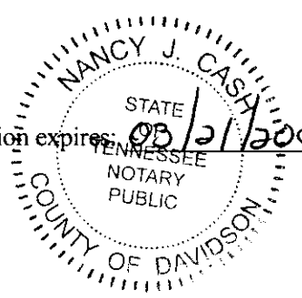
My Commission Expires: 03/21/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a 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 satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public



My Commission expires: 03/21/2009