#29

Davidson County DEEDWARR
Recvd: 08/28/07 12:42 3 pgs
Fees:18.00 Taxes:3404.00
20070828-0103247

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 $920,000.00 ~~.00~~ BP 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	105-10-0-182.00

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., and wife, Betty B. Perkins**, 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, described as follows, to-wit:

Being part of lot marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, and described according to a copy of a survey made by Hickerson & Miller, Engineers, dated May 26, 1959, as follows:

Beginning at an iron pin in the west margin of 8th Avenue South 156.8 feet north of the north margin of Douglas Avenue; thence south 67 degrees 45 minutes West 163.5 feet to an iron pin in the east margin of a proposed alley; said point being 156 feet north of the north margin of Douglas Avenue; thence along the east margin of said proposed alley, North 23 deg. 30 minutes West 272 feet to an iron pin; thence North 88 degrees 50 minutes East 207 feet to an iron pin in the west margin of 8th Avenue, South; thence with the margin of said Avenue, southerly 131.6 feet around a slight curve to an iron pin; continuing with the margin of said Avenue, South 22 degrees 15 minutes East 68.4 feet to the point of beginning.

Being the same property conveyed to James W. Perkins, Jr., and wife, Betty B. Perkins, by deed from W. E. Duggin and wife, Mildred H. Duggin, of record in Book 6912, page 541, dated July 9, 1986, 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.

This is improved property known as 2017 8th Avenue, South, Nashville, TN 37204.

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.

BETTY B. PERKINS

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., 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 purposes therein contained.

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, Betty B. Perkins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission expires: 03/21/2009