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Davidson County DEEDWARR
Recvd: 08/28/07 12:42 3 pgs
Fees:18.00 Taxes:2146.00
20070828-0103248

Special Warranty Deed

THIS INSTRUMENT PREPARED BY: **DEVEREAUX D. CANNON, JR** **OLD REPUBLIC TITLE COMPANY OF TN** 201FOURTH 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 $580,000.00. JWP Jurell A/R **Affiant** Subscribed and sworn to before me, this 23rd day of May 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	96-13-154.01

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 lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, Tennessee No. 1459, dated May 10, 1995, File No. 15513.267, as follows:

Beginning at an existing concrete monument located on the southerly right-of-way of Elm Hill Pike at the northeasterly corner of Lot No. 1, Parrish (Comm.) Park, of record in Plat Book 4470, page 89, said Register's Office; thence with said right-of-way in a southeasterly direction with a curve to the left with a Delta of 16°47' 11" a radius of 372.38 feet and an arc length of 109.10 feet; thence S 89° 52' 35" E, 23.95 feet to the start of the return at the intersection of Elm Hill Pike and Donelson Pike; thence with said return with a curve to the right with a Delta of 80° 47' 35", a radius of 25.00 feet and an arc length of 35.25 feet to the end of aforesaid return; thence continuing with the westerly right-of-way of Donelson Pike S 9° 05' 00" E, 113.14 feet to the southeasterly corner of the herein described tract; thence leaving said right-of-way and running S 81° 04' 17" W, 149.81 feet to the southwesterly corner of the herein described tract; thence N 8° 56' 59" W, 170.23 feet to the southerly right-of-way of Elm Hill Pike, the point of beginning.

Being the same property conveyed to James W. Perkins, Jr., as to the land, by deed from Kayo Oil Company, a Delaware Corporation of record in Book 9698, page 928, dated June 8, 1995, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Consumers Gasoline Stations, Inc., as to the improvements, by deed from Kayo Oil Company, a Delaware Corporation, of record in Book 9698, page 931, dated June 8, 1995, said Register's Office.

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 500 Donelson Pike, Nashville, Tennessee 37214.

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.

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

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, 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 of 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.

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

_____
Notary Public

My Commission expires: 03/21/2009