#85-

Davidson County DEEDWARR
Recvd: 08/28/07 12:42 3 pgs
Fees:18.00 Taxes:2775.00
20070828-0103249

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 $750,000.00. 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	118-12-0-062.00

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, **Perkins Investment Group, L.P.**, 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:

A tract of land lying on the north side of Thompson Lane, west of Eugenia Avenue, being a part of the Lanco Industrial Park and being more particularly described as follows:
Beginning at a concrete monument in the northerly margin of Thompson Lane located twelve hundred twenty one and five hundredths (1221.05) feet eastwardly from the southeast corner of

Berry Hill Gardens, as recorded in Book 1130, page 36, in the Register's Office for Davidson County, Tennessee, said monument being in the property line between the Grantor and Woodlawn Cemetery; thence North 07 deg. 49 min. East, along said property line a distance of one hundred fifty and twenty seven hundredths (150.27) feet to an iron pin, thence South 85 deg. 37 min. East, a distance of one hundred seventy one (171) feet to an iron pin; thence South 04 deg. 23 min. West, a distance of one hundred fifty (150) feet to an iron pin in the northerly line of Thompson Lane; thence North 85 deg. 37 min. West, along said northerly line of Thompson Lane a distance of one hundred eighty (180) feet to the point of beginning, containing sixty hundredths (0.60) of an acre, more or less.

The above reference property is also known as Land in Davidson County, Tennessee, being Lot No. 2 on the LANCO Industrial Subdivision, Section 2 The Houston-McCord Realty Company of record in Book 4595, page 27, Register's Office for Davidson County, Tennessee, to which plat reference was hereby made for a more complete and accurate property description.

Being the same property conveyed to PERKINS INVESTMENT GROUP, L.P. by deed from CONE OIL CO., INC., of record as Instrument No. 20040304-0024575, dated March 3, 2004, 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. Matters shown on the Plan of record in Book 4595, page 27, said Register's Office.

3. Easement for sewer line of record in Book 3880, page 68, said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Cone Oil Co., Inc., to The Lamar Corporation, of record in Book 6947, page 116, said Register's Office.

This is improved property known as 648 Thompson Lane, 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 August, 2007.

Perkins Investment Group, L.P.

By: James W. Perkins
Title: General Partner

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, 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 General Partner 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 NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 03/21/2009