Davidson County DEEDWARR
Recvd: 08/31/07 15:57 3 pgs
Fees:18.00 Taxes:1110.00
20070831-0105294

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1230 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Tristar Ventures, LLC 6080 Frontier Lane Nashville, TN 37211	**SAME**	**Map** 134 13 **Parcel No.** 197.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, W. ARLIN HARRIS AND WIFE, JANICE B. HARRIS, (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto TRISTAR VENTURES, LLC (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, page 34, 35, and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Arlen Terminals, Inc. by deed from Jack B. Galloway and Nancy Galloway of record in Book 6472, page 950, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to W. Arlen Harris and wife, Janice B. Harris by deed of record in Book 8437, page 193, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2007 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 31st day of August, 2007.

GRANTOR:

W. Arlen Harris

W. Arlen Harris

Janice B. Harris

Janice B. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me, 31st day of August, 2007.

NOTARY PUBLIC

My Commission Expires:

9-20-08

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, W. Arlen Harris, 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.

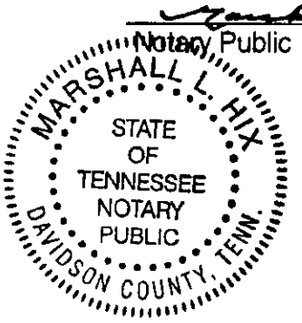
Witness my hand and official seal, this the 31st day of August, 2007.

Notary Public

My Commission Expires:

9-20-08

(SEAL)



My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Janice B. Harris, 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.

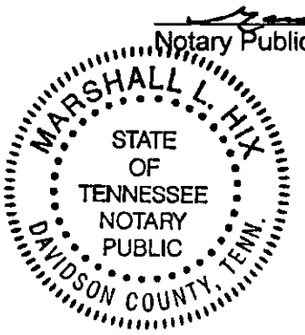
Witness my hand and official seal, this the 31st day of August, 2007.

Notary Public

My Commission Expires:

9-20-08

(SEAL)



My Commission Expires SEPT. 20, 2008