Special Warranty Deed

THIS INSTRUMENT PREPARED BY: R. KIRKLAND MOSER, ATTORNEY OLD REPUBLIC TITLE COMP. OF TENNESSEE 201 4TH AVENUE NORTH STE 150 NASHVILLE, TN 37219 WHEN RECORDED RETURN TO: TrustLand Title & Escrow, LLC. 1720 West End Avenue, Ste 400 Nashville, TN. 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000.00. GAMAL Aiyad **Affiant** Subscribed and sworn to before me, this 23 day of August, 2010. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 4, 2013

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel
Gamal Aiyad 3123 Dickerson Pike Nashville, TN. 37207	Gamal Aiyad 3123 Dickerson Pike Nashville, TN. 37207	06004010300

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, **Tri Star Energy, LLC, A Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gamal Aiyad**, 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 2, as shown on the map entitled Oliver H. Dale Subdivision, of record in Book 6250, page 980, amended in Book 6931, page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BILL GARRETT, Davidson County
Trans:T20100052524 DEEDWARRSP
Recvd: 08/24/10 11:44 3 pgs
Fees:18.00 Taxes:1110.00

20100824-0066916

Being the same property conveyed to Tri Star Energy, LLC, a Delaware limited liability company, by deed of record as Instrument No. 20001006-0099663, Register's Office for said County.

This conveyance is subject to the following:

1. 2010 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 6250, page 980, amended in Book 6931, page 350, said Register's Office.

3. Restrictions are as follows:

   Supply Agreement with Tri Star Energy, LLC for 10 years.

This is improved property known as 3123 Dickerson Pike, Nashville, TN.

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, 2010.

Tri Star Energy, LLC, a Delaware limited liability company

JBJewell - A/R

By: John B. Jewell III
Title: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Jewell III, 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 Authorized Representative 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, 2010.

Bridget B. Ross
Notary Public

My Commission Expires: 7-8-2013

