Box 36
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24669

BILL GARRETT, Davidson County
Trans:T20100069572 DEEDWARRSP
Recvd: 11/02/10 15:15 4 pgs
Fees:23.00 Taxes:1591.00
20101102-0087897

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
Tennessee Independent Telecommunications Group, LLC 506 Fesslers Lane Nashville, TN 37210	Same	Map: 106 Parcel: 153.00

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, **TriStar Energy, LLC**, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tennessee Independent Telecommunications Group, LLC**, a Tennessee limited liability company ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming the same by, through, or under Grantor.

The said Grantee, its successors and assigns, takes title to the Property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land, but which shall terminate and be of no further force and effect twenty-five (25) years from the date of this conveyance: The Property may not be used as a convenience store for the sale of petroleum products.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 2nd day of November, 2010

TRISTAR ENERGY, LLC

By: William C. Kimbro

Title: Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Bridget B Ross, a Notary Public in and for said County and State, William C. Kimbro, to me known, or proved to me on the basis of satisfactory evidence, to be the Authorized Representative of Tristar Energy, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative

Witness my hand, at office, this 2nd day of November, 2010.

Bridget B. Ross

Notary Public

My Commission Expires: 7-8-2013

BRIDGET B. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $430,000.00.

Bobbi Cooper

Affiant

Subscribed and sworn to before me,
this 2nd day of November, 2010.

June E. Rowell

Notary Public

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 1 and Lot 3, Fesslers Commercial Park, Section Two, of record as Instrument No. 20061016-0127916 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the property conveyed to Tristar Energy, LLC, a Delaware limited liability company, by Deed from Welton Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20040121-0008265 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Subject to matters shown on Plan of record as Instrument No. 20061016-0127916 in the Register's Office for Davidson County, Tennessee.