Box 36
25826

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20120073544 DEEDWARRSP
Recvd: 09/28/12 13:50 3 pgs
Fees:18.00 Taxes:8288.00
20120928-0088676

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $2,240,000.00.

J B Hull - Pres.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2012.

Bridget B. Ross
Notary Public

My commission expires: 7-8-2013

BRIDGET B. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:

The Parman Corporation
1740 Ed Temple Boulevard
Nashville, TN 37208

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

4040 Hillsboro Pike
Nashville, TN 37215

Map and Parcel:

131-2-096

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRI STAR ENERGY, LLC**, a Delaware limited liability company, hereinafter called "**GRANTOR,**" has bargained and sold,

and by these presents does transfer and convey unto **THE PARMAN CORPORATION,** a Tennessee corporation, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 7th District of Davidson County, Tennessee, being known as part of Lot No. 69 and the northerly part of Lot No. 70 on the Map of Colonial Heights Subdivision, of record in Book 1130, page 102, Register's Office for said County, and described according to a copy of a survey thereof made by S. R. Sanford, Jr., Surveyor, dated January 1947, as follows:

Beginning at a point in the northeasterly margin of Hillsboro Road at an iron pin 50 feet south of the corner of Lot No. 69 and Lot No. 70; thence southeasterly parallel to the line between said lots 200 feet to a point; said point being 100 feet from the westerly margin of an alley; thence parallel with said alley, northeasterly 125 feet to the margin of Warfield Drive; thence with the margin of Warfield Drive northwesterly 175 feet to an iron pin at the beginning of a curve; thence around said curve in a westerly direction, having a radius of 25 feet a distance of 39.27 feet to an iron pin in the margin of Hillsboro Road; thence with the margin of the same southwesterly 100 feet to the beginning.

Being the same property conveyed to Tri Star Energy, LLC, a Delaware limited liability company, by Special Warranty Deed from Motiva Enterprises, LLC, a Delaware limited liability company, of record as Instrument No. 20011009-0110143 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4040 Hillsboro Pike, Nashville, TN 37215.

The conveyance of the above described parcel of land is subject to the following:

1. 2012 Metropolitan Nashville/Davidson County real property taxes, a lien, now due and payable, but not yet delinquent, which have been assumed by Grantee.

2. All matters shown on Plat of record in Book 1130, page 102, as amended by Instrument No. 20071217-0144433 in the Register's Office for Davidson County, Tennessee.

3. Subject to loss or claims arising by reason of exercise or attempt to exercise the subsurface rights of others, as retained, reserved or conveyed by prior owners, including but not limited to acts upon the surface for ingress and egress, exploration, development and/or production of such subsurface interests, as noted in Special Warranty Deed recorded as Instrument No. 20011009-0110143 in said Register's Office.

HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to

warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 27th day of September, 2012.

TRISTAR ENERGY, LLC, a Delaware limited liability company

BY: William C. Kimbro, Auth. Rep.
William C. Kimbro, Authorized Representative

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William C. Kimbro, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Representative of **TRI STAR ENERGY, LLC**, a Delaware limited liability company, and that he as Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as said Authorized Representative.

Witness my hand and seal, the day and year first above written.

Bridget B. Ross
NOTARY PUBLIC

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-8-2013

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