(5)

Box 36

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* *File No. 26802SP* BILL GARRETT, Davidson County Trans:T20130082674 DEEDWARR Recvd: 09/24/13 13:53 3 pgs Fees:18.00 Taxes:777.00 20130924-0100443	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $210,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2013.* *Notary Public* *My commission expires:* NOTARY PUBLIC Douglas A. Brace My Commission Expires March 7, 2017 STATE OF TENNESSEE

Name and Address of New Owner:

Tri Star Energy, LLC
P.O. Box 282249
Nashville, TN 37228-8513

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
211 E. Cedar Street 0 E Cedar Street Goodlettsville, Tennessee	019-13-109 (Tract 1) 019-13-115 (Tract 2)

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, **JR PROPERTY CO.**, a Tennessee corporation, hereinafter called "**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 "**GRANTEE,**" its successors and assigns, certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Being Lot No. 1 on the Final Plat of Carl Gibson Subdivision of record in Plat Book 6900, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

TRACT 2:

Being all of the Reserved Parcel on the Final Plat of the Aztex Energy Company Subdivision of record in Plat Book 6900, page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JR Property Co., a Tennessee corporation, by Warranty Deed from Randall Sean Stroud and Jill Stroud of record as Instrument No. 20080916-0094775 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 211 & 0 E. Cedar Street, Goodlettsville, Davidson County, Tennessee.

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

1. 2013 Davidson County and Goodlettsville City real property taxes which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plans of record in Plat Book 6900, page 618 (Tract 1) and Plat Book 6900, page 283 (Tract 2) in the Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easements granted to the City of Goodlettsville of record in Book 4363, page 145, and in Book 4388, page 585, in said Register's Office.

4. Cross Easement Agreement of record as Instrument No. 20000921-0093928 in said Register's Office.

5. Title to the portion of the premises embraced within the charter right-of-way of Seaboard Systems Railroad, if any (Tract 2).

6. Subject to rights or claims of parties in possession.

7. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.

TO 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 whomsoever. 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 24th day of September, 2013.

JR PROPERTY CO., a Tennessee corporation

BY: Radley Hendrixson, President

Radley Hendrixson, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Radley Hendrixson, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of **JR PROPERTY CO.,** a Tennessee corporation, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as said President.

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

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:_____

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