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 BILL GARRETT, Davidson County Trans:T20130107471 DEEDWARRSP Recvd: 12/27/13 15:25 2 pgs Fees:13.00 Taxes:3330.00 20131227-0130471	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00. Steven R Hotstetter **AFFIANT** SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF December, 2013. Bridget B. Ross NOTARY PUBLIC MY COMMISSION EXPIRES: 5-8-2017

BRIDGET B ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel
TRI STAR ENERGY, LLC P.O. Box 282249 Nashville, TN 37228-8513	TRI STAR ENERGY, LLC P.O. Box 282249 Nashville, TN 37228-8513	040-00-0-208.00

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, **Tom F. Cone, Jr., Trustee**, hereinafter called the 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 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(s) 4, as shown on the map entitled Hickory Hills, Section Nine, of record in Book 8250, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TOM F. CONE, JR., TRUSTEE, by deed from HICKORY HILLS, LTD, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 10728, page 181, dated December 18, 1997, said Register's Office.

This conveyance is subject to the following:

1. 2014 taxes, a lien but not yet due and payable, which will be paid 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 8250, page 764, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10728, page 177, said Register's Office.

4. Easement granted to BellSouth Telecommunications, Inc. of record in Instrument No. 20001106-0110247, said Register's Office.

This is improved property known as 501 Hickory Hills Boulevard, Nashville, Tennessee.

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 23 day of December, 2013.

Trustee

Tom F. Cone, Jr., Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tom F. Cone, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of Dec., 2013.

Notary Public

JOE VAULX CROCKETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

My Commission Expires: _____