3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF August, 1995

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW 1CS-94-2164

1182 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AutoZone, Inc. (NAME)	AutoZone, Inc. (NAME)	MAP 43-9
501 Gallatin Road (ADDRESS)	Department 4040, P.O. Box 2198 (ADDRESS)	PARCEL 6
Madison, TN 37115 (CITY) (STATE) (ZIP)	Memphis, TN 38101-9842 (CITY) (STATE) (ZIP)	11D-22870

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lynnie Jo Gardenhire Blazer Juarez and Ruth Mindel Gardenhire Kadis *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AutoZone, Inc., a Nevada corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being in the 11th Civil District of Madison, Davidson County, Tennessee, at the northwest intersection of Gallatin Pike and Williams Avenue, being a portion of the J.H. Gardenhire, et ux property (DB 1082, PG 573), also being evidenced as Lot 1 of Final Plat Resubdivision of Lots 1, 2 & 3; Block "A" Subdivision of Lot No. 2 of The Gee Lands (PB 7900, PG 984), Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin (new) in the westerly right-of-way of Gallatin Pike, 47.33' north of the centerline of Williams Avenue;

Thence, with a curve to the right having a delta of 97 deg. 45' 00", a radius of 20.00', an arc length of 34.12', and a chord bearing and distance of S 51 deg. 07' 30" W - 30.13' to an iron pin (new) in the northerly right-of-way of Williams Avenue;

Thence, with said right-of-way N 80 deg. 00' 00" W - 195.09' to an iron pin (new) at the southeast corner of the Gayle G. Ballou, et ux property (DB 5885, PG 083);

Thence, with Ballou's east line N 02 deg. 15' 00" E - 147.48' to an iron pin (new) at the southwest corner of the Whitts Auto Sales, Inc. property (DB 6336 PG 263);

Thence, with Whitts Auto Sales south line S 80 deg. 00' 00" E - 218.00' to a railroad spike (old) in the westerly right-of-way of the aforementioned Gallatin Pike;

CONTINUED

This is unimproved (X) improved ( ) property, known as 501 Gallatin Road, Madison, TN 37115 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand s this 14th day of August 19 95

Lynnie Jo Gardenhire Blazer Juarez

Lynnie Jo Gardenhire Blazer Juarez

Ruth Mindel Gardenhire Kadis

Ruth Mindel Gardenhire Kadis

BOOK 9770PG505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynnie Jo Gardenhire Blaner Juarez and Ruth Mindel Gardenhire Kadis

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of August, 1995.

Commission expires 5:25 96

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040

LEGAL DESCRIPTION CONTINUATION

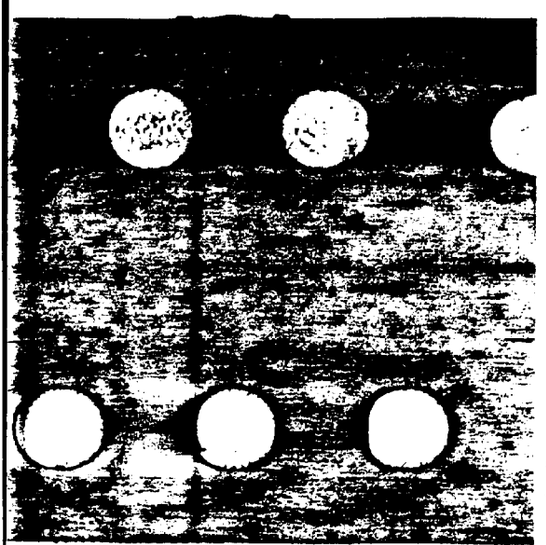
Thence, with the existing westerly right-of-way of Gallatin Pike S 02 deg. 15' 00" W - 124.57' to the POINT OF BEGINNING, according to a survey by Thomas, Miller and Partners, Job No. 94083 and dated October 27, 1994 and revised June 22, 1995.

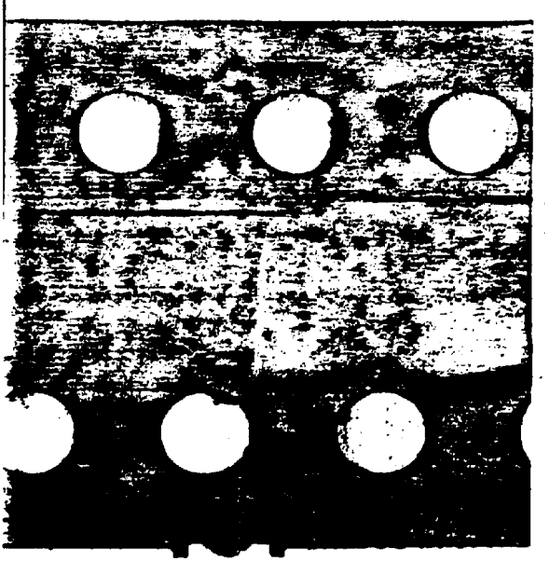
Being the same property conveyed to J.H. Gardenhire and wife, Ruth Gardenhire by deed from Mrs. Caelera D. Stammer, a widow of record in Book 1082, Page 573, Register's Office for Davidson County, Tennessee. The said J.H. Gardenhire having since died and the said Ruth Gardenhire now being a widow. The said Ruth Gardenhire having since died and said property now being vested in the sole heirs, Lynnie Jo Gardenhire Blazer Juarez and Ruth Mindel Gardenhire Kadis.

Subject to a Sewer Easement and Storm Drainage Easement to Davidson County of record in Book 3404, Page 106, Register's Office for said County.

Subject to a Drain Ditch across the southwest corner and westerly margin of said property as set out per Map 43-9, Parcel 6, Tax Assessor's Office for said County.

0092126
IDENTIFICATION REFERENCE
95 AUG 23 AM 8:47
REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9770 PG 507

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
300000.00
CON TX 1110.00
PRFEE 1.00
[illegible] 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 01 08:49 0001 5359

00921 26
IDENTIF. ↑ REFERENCE
95 AUG 23 AM 8:47
REGISTER
DAVIDSON COUNTY, TN.

No. 944307