3

book 10008 PG 299

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BCS-96-132
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AutoZone, Inc. (NAME)	AutoZone, Inc. (NAME)	MAP 92-13, PCL 2.1
3905, 3909 & 3913 Charlotte Ave. (ADDRESS)	Department 4040, P.O.Box 2198 (ADDRESS)	AND MAP 91-16
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101-9842 (CITY) (STATE) (ZIP)	PARCELS 292 & 293

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, Peter A. Jensen, Jr. and wife, Betty B. Jensen and Donald M. Ford and wife, Sandra Jean Ford

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 lying in First Civil District of Davidson County, Tennessee, being the Donald M. Ford, et ux Properties (DB 6881, PG 874), (DB 6580, PG 905) and a portion of the Peter A. Jensen, Jr., et ux Property (DB 9031, PG 183), R.O.D.C., TN and being Lots 3, 4, 5, 6 and 7 of Block 5 on the Plan of "Charlotte Park Company's Second Addition to Nashville" of record in Book 57, Pgs. 160-161, R.O.D.C., TN, more particularly described as follows:

Beginning on an iron pin (new) at the southeast corner of the intersection of Charlotte Avenue and 40th Avenue North, being the northwest corner of the Donald M. Ford Property (DB 6580, PG 905); thence, with Ford and the southerly right-of-way of the above mentioned Charlotte Avenue S 88 deg. 08' 09" E - 250.00' to an iron pin (new) the north line of the Peter A. Jensen Property (DB 9031, PG 183); thence, with Jensen S 01 deg. 27' 28" W - 150.20' to an iron pin (new) in the northerly right-of-way of Alley #1199; thence, with said Alley N 88 deg. 08' 09" W - 250.00' to an iron pin (new) at the southwest corner of the aforementioned Ford property, in the easterly right-of-way of the aforementioned 40th Avenue North; thence, with said right-of-way N 01 deg. 27' 28" E - 150.20' to the point of beginning, according to a survey by Thomas, Miller & Partners dated June 22, 1995, Job #95037.

Being the same property conveyed to Peter A. Jensen, Jr. and wife, Betty B. Jensen by deed from Donald M. Ford and wife, Sandra J. Ford of record in Book 9031, Page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald M. Ford and wife, Sandra J. Ford by deeds of record in Book 6881, Page 874 and Book 6580, Page 905, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3905, 3909 & 3913 Charlotte Ave., Nashville, TN 37209
(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 21st day of March, 19 96

Peter A. Jensen, Jr. — Donald M. Ford

Betty B. Jensen by Judy Duval Atty in Fact — Sandra Jean Ford

BOOK 10008 PG 300

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Ford and wife, Sandra Jean Ford

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 21st day of March 1996

Commission expires 9/17/99

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 21st day of March, 1996, before me personally appeared Judy Bernal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peter A. Jensen, Jr. and wife, Betty B. Jensen, and who acknowledged that they executed the same as the free act and deed of the said Peter A. Jensen, Jr. and wife, Betty B. Jensen by virtue of that Power of Attorney, duly executed by the said Peter A. Jensen, Jr. and wife, Betty B. Jensen and appearing of record in Book 10008, page 298, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of March, 1996.

My Commission Expires: 5-25-96

Notary Public

96 APR -9 AM 8:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0168947

7870 04/09 0101 CHECK

1067.50

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

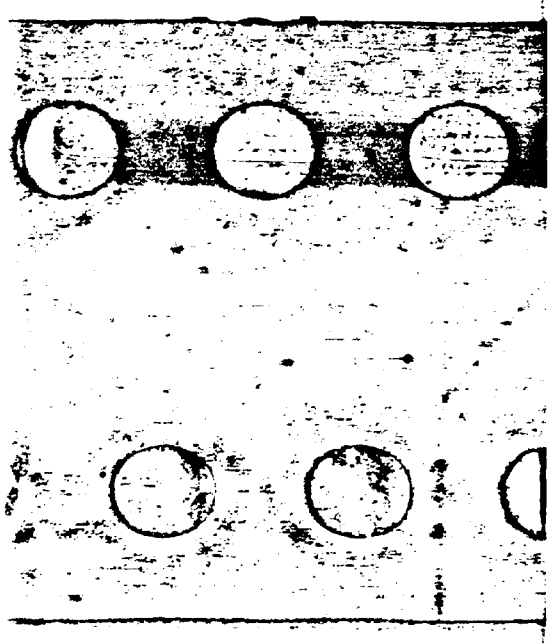
☐ 1[illegible] W. College Street
Murfreesboro, Tennessee 37130

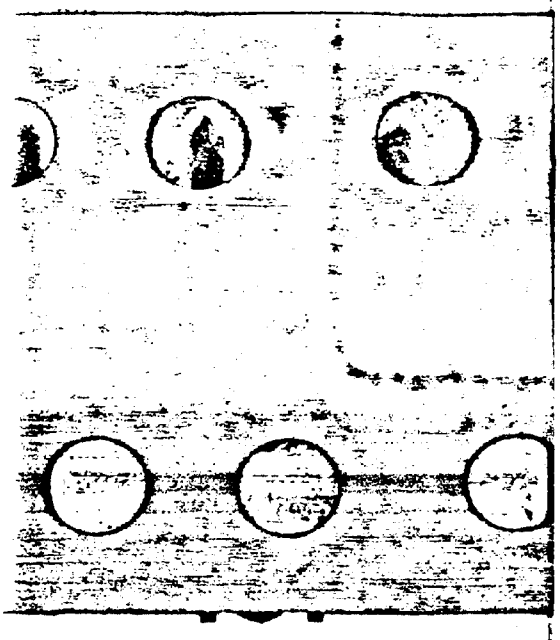
☐ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027

EDWARD SEDDON
ATTORNEY - AT - LAW

LEGAL DESCRIPTION CONTINUATION

Sellers also convey to Purchaser, any and all easements and appurtenances to the Property, including (expressly) but not limited to: any and all right, title and interest of Sellers in and to any land lying in the right of way of any and all streets, alleys, alley #1199, and ways adjoining the Property to the center line thereof.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10008 PG 302

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 285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 12.00
TOTAL 1067.50
CHECK 1067.50
04/09/96 01 08:17 0001 7870

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168947
IDENTIF. ↑ REFERENCE

96 APR -9 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025856