THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
First American Title Company
6077 Primacy Parkway, Suite 121-B
Memphis, TN 38119

Davidson County DEEDWARR
Recvd: 03/04/03 14:04 3pgs
Fees:18.00 Taxes:1099.27
20030304-0028407

WARRANTY DEED

THIS INDENTURE, made and entered into on this 26th day of February, 2003, by and between, Anthony A. Penick and wife Melony A. Penick , party of the first part, and AutoZone, Inc., a Nevada corporation, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE EXHIBIT "A" LEGAL DESCRIPTION MADE A PART THEREOF

Being the same property described under Instrument No. 200008010075868 in said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out above, and for 2003 Davidson County and City of Goodlettsville realty taxes and,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Grantor shall also convey to Grantee any and all easements and appurtenances to the Property, including (expressly), but not limited to; a quitclaim of any and all right, title and interest Grantor may have in and to any land lying in the right of way of any and all street, alleys and ways adjoining the Property to the center line thereof.

WITNESS the signature of the party of the first part the day and year first above written.

Anthony A. Penick

Melony A. Penick

STATE OF TENNESSEE:
COUNTY OF Davidson:

Before me, the undersigned, a Notary Public at Large within said State, at _____, duly commissioned and qualified, personally appeared Anthony A. Penick and Melony A. Penick, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of February, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 29, 2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of February, 2003.

Notary Public

KIMBERLY A. ASHTON NOTARY PUBLIC AT LARGE MY COMM. EXP. 08-30-05 SHELBY CO., TN

My commission expires: 8/30/05

Property Address:
327 Dickerson Pike
Goodlettsville, Tennessee 37072

Parcel I.D. No.: 18-16-179.00

Name and address of property owners:
AutoZone, Inc.
123 South Front Street
Memphis, TN 38103

Mail tax bills to: (Person or Agency responsible for payment of taxes):
AutoZone, Inc.
123 South Front Street
Memphis, TN 38103

Exhibit A

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Parcel 179, on Property Tax Map 18-16 being more particularly described according to the survey prepared by Kenneth R. Shreeve, RLS No. 2298, Ragan-Smith Associates, dated October 4, 2002, Job No. 98-079, as follows:

Beginning at an existing P.K. nail on the southerly right-of-way of Depot Street, (a 45-foot wide right-of-way), at the easterly right of way of Dickerson Pike, (a 66-foot wide right of way) and proceeding as follows:

With said southerly right of way, North 77 deg. 17'48" East, 302.69 feet to an iron rod (old) at the northwest corner of the Kathy L. Rollins tract of record in Book 10010, page 755, Register's Office for Davidson County, Tennessee; thence,

Leaving said southerly right-of-way line, and with the westerly line of said Rollins tract, South 13 deg. 44' 03" East 135.05 feet to an iron rod (old) in the northerly line of the William C. Brummett, Jr. tract of record in Book 7850, page 533, Register's Office for said County; thence,

Leaving said Rollins tract and with the northerly line, in part, of said Brummett, Jr. tract, and with the northerly line of Mary Jean Crook, of record in Book 9355, page 826, Register's Office for said County, respectively, South 77 deg. 20' 16" West 298.05 feet to an iron pin (new) in the easterly right-of-way of said Dickerson Pike; thence,

With said easterly right-of-way, North 15 deg. 42' 17" West 135.00 feet to the point of beginning and containing 40,661 Square Feet or 0.933 acres, more or less.

Being the same property conveyed to Anthony A. Penick and wife, Melony A. Penick from SunTrust Bank, Nashville and James I. Vance Berry as Co-Executors of the Estate of Pauline S. Parman, by deed of record in Instrument No. 200008010075868, Register's Office for Davidson County, Tennessee.