40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, North, Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:
AZ Tennessee, LLC
505 North Lake Shore Drive
Suite 1806
Chicago, IL 60611

Davidson County DEEDWARR
Recvd: 05/31/05 15:36 4 pgs
Fees:23.00 Taxes:3968.25
20050531-0061213

SEND TAX BILL:
New Owner

MAP AND PARCEL:
MAP 135
PARCEL 422

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NENR Murfreesboro Road Partnership, a Tennessee General Partnership** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **AZ Tennessee, LLC, an Illinois Limited Liability Company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

All that tract or parcel of land described in Exhibit "A" attached hereto.

This conveyance is made subject to the real estate taxes for the current year and those matters set forth in Exhibit "B" hereto.

This is improved property known as 2338 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims by and through the Grantor, but not further. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 31st day of May, 2005.

NENR Murfreesboro Road Partnership

By: _____
William G. Wallis, Jr., Partner

By: _____
William C. Seeley, Partner

By: _____
Stephen D. Rudd, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William G. Wallis, Jr., William C. Seeley and Stephen D. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the partners of NENR Murfreesboro Road Partnership, a Tennessee General Partnership, the within named bargainor, and that they as such Partners executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by themselves as the Partners.

Witness my hand and official seal this 31ST day of May, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,072,500.00.

AFFIANT

Subscribed and sworn to before me
this 31 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

EXHIBIT "A"

REAL PROPERTY LYING AND SITUATED IN THE FIRST CIVIL DISTRICT OF COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

Being a parcel of land in Nashville, First Civil District, Twenty-ninth Councilmanic, District, Davidson County, Tennessee, located on the easterly side of Murfreesboro Road, north of Brooksboro Place, being Lot 2, shown on the Final Plat of Nashboro Square, of record in Instrument No. 20030922-0139711, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an Iron pin, in the easterly right-of-way of Murfreesboro Road, being the front common corner to Lots 1 and 2 shown on said Final Plat of Nashboro Square, said pin is further described as being N 17 degrees, 52' 42" W, 213.55 feet from the center line of Brooksboro Place;

THENCE, with said right-of-way of Murfreesboro Road, N 17 degrees, 52' 42" W, 211.00 feet to the center of a private drive, public utility and drainage easement, being the common corner of Lots 2 and 3;

THENCE, leaving said right-of-way with the center line of said private drive, public utility and drainage easement, and the common line between said Lots, N 72 degrees, 26' 41"E, 60.64 feet to a point;

THENCE, with a curve to the right, 66.83 feet to a point, said curve having a radius of 150.00 feet, a central angle of 25 degrees, 31' 36", a tangent distance of 33.98 feet and a chord of N 85 degrees, 12' 32" E. 66.28 feet;

THENCE, continuing with said centerline, S 62 degrees, 01' 42" E, 58.47 feet to a point;

THENCE, with a curve to the right, 159.96 feet to a point, said curve having a radius of 150.00 feet, a central angle of 61 degrees, 05' 54", a tangent distance of 88.53 feet and a chord of S 51 degrees, 28' 49" E, 152.48 feet;

THENCE, continuing with said centerline and common line of said Lots 2 and 3, S 20 degrees, 55' 54"E, 56.50 feet to the common rear of Lots 1 and 2;

THENCE, leaving said line of Lot 3 with the common line between said Lots 1 and 2 and with the center line of a 24-foot Joint Ingress-Egress Easement, S 74 degrees, 59' 09" W, 265.54 feet to an iron pin in the easterly right-of-way of Murfreesboro Road, the Point of Beginning.

Containing 48,640 square feet or 1.12 acres, more or less.

Being the same property conveyed to NENR Murfreesboro Road Partnership, a Tennessee partnership, by Special Warranty Deed from Robert Kyle Trent, an individual, and First Tennessee Bank, N. A., a national banking association, as Trustee of the Derward K. Trent QTIP Marital Trust under Will, of record as Instrument Number 20031205-0175406, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

1. All matters shown on the PUD Boundary Plat of record in Instrument No. 20010315-0024829, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record as Instrument Number 20030627-0089291, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of record as Instrument Number 20030922-0139711, Register's Office for Davidson County, Tennessee.

4. Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument Number 20031015-0153147, said Register's Office.

5. Agreement entered into on November 21, 2003 by and between Robert Kyle Trent and NENR Murfreesboro Road Partnership of record as Instrument Number 20040217-0018212, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease dated February 5, 2004 by and between NENR Murfreesboro Road Partnership, a Tennessee General Partnership, as Landlord, and AutoZone, Inc., a Nevada corporation, as Tenant, of record in Instrument No. 20040309-0027158, said Register's Office.