WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

Karen L. Trusty — State of Tennessee Notary Public — Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/11/05 15:14 3 pg
Fees:18.00 Taxes:2775.00

20050811-0095357

c-0009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Auto Zone Development Corporation	Auto Zone Development Corporation	119-09-0-252.00
(NAME)	(NAME)	
123 South Front Street, 3rd Floor	Same	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38103	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Richard H. Watts Family Limited Partnership, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Auto Zone Development Corporation, 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:

A Parcel of Land in the Sixth Civil District of Davidson County, Tennessee, Being Lots 14, 28, Part of 13 and a portion of the Vacated Alley (as per abandonment of alley contained in Amendment to Subdivision, Book 2543, Page 73, RODCT) as shown on the Map of Southvale Subdivision, of record in Book 332, Page 121 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a PK Nail found in the easterly right-of-way of Elizabeth Street, also being the northwest corner of the herein described property and the southwest corner of the property conveyed to Third National Bank per Deed Book 2341, Page 489, said Register's office; thence with the south line of third National Bank, North 71 degrees 57' 20" East, 344.00 feet to an iron pin set in the west margin of Nolensville Road; thence, with said margin, South 22 degrees 45' 00" East, 120.00 feet to an iron pin set at the northeast corner of property conveyed to Ragland Corporation per Deed 3967, Page 540, said Register's Office; thence with the north line of Ragland Corporation, South 71 degrees 57' 20" west, 186.73 feet to an iron pin set; thence, north 22 degrees 45' 00" west, 70.00 feet to an iron pin set; thence, south 71 degrees 57' 20" west, 157.27 feet to an iron pin set in the easterly right-of-way of Elizabeth Street; thence with the easterly margin of Elizabeth Street, North 22 degrees 45' 00" west, 50.00 feet to the point of beginning. Per Survey of Timothy M. Dolan of Pickering Firm, Registered Land Surveyor #2297, 6775 Lenox Center Court, Ste 300, Memphis, TN 38115.

Being all of that same property conveyed to Richard H. Watts Family Limited Partnership by deed from Ronald S. Ligon of record at Instrument # 20041026-0128849, said Register's Office.

Grantor conveys 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 streets, alleys and ways adjoining the property to the center line thereof.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All matters appearing on the plan of record; in Plat Book 332, Page 121, as amended by Amendment to Subdivision Plan of record in Book 2543, Page 72, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2917 Nolensville Pike, Nashville, TN 37211

(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 hands this 29th day of July, 2005.

Auto Zone Development Corporation

_____

_____

Richard H. Watts Family Limited Partnership

By: _____
Richard H. Watts, General Partner

By: _____
Dorothy S. Watts, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard H. Watts and Dorothy S. Watts with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the General Partner of the Richard H. Watts Family Limited Partnership the within named bargainor, a partnership, and that he/she as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Richard H. Watts and Dorothy S. Watts as such General Partner.

Witness my hand and official seal at office on this the 29th day of July, 2005

_____
Notary Public

My Commission Expires: 6-22-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the _____ of the Auto Zone Development Corporation, a Nevada corporation the within named bargainor, and corporation, and that he/she as such _____ 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 _____.

Witness my hand and official seal on this the 29th July, 2005.

_____
Notary Public

My Commission Expires: _____

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Witness our hands this 29th day of July, 2005.

APPROVED, VERIFIED AND PASSED FOR SIGNING
MM

Auto Zone Development Corporation

Richard H. Watts Family Limited Partnership

By: _____
Richard H. Watts, General Partner

By: _____
Dorothy S. Watts, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard H. Watts and Dorothy S. Watts with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the General Partner of the Richard H. Watts Family Limited Partnership the within named bargainor, a partnership, and that he/she as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Richard H. Watts and Dorothy S. Watts as such General Partner.

Witness my hand and official seal at office on this the 29th day of July, 2005

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SHELBY

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wm. David Gilmore with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Vice President of the Auto Zone Development Corporation, a Nevada corporation the within named bargainor, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Wm. David Gilmore as such Vice President.

Witness my hand and official seal on this the 29th July, 2005.

MICHELLE E. MANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. FEB. 23, 2009

Michelle E Mann
Notary Public

My Commission Expires: 2-23-09

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027