BILL GARRETT, Davidson County
Trans:T20100035449 DEEDWARRSP
Recvd: 06/10/10 15:58 4 pgs
Fees:23.00 Taxes:6190.10
20100610-0045294

This instrument prepared by
Saprina Oliver
501 Chesnut Bypass
Centre, Alabama 35960

Address New Owner:
Cole AZ Nashville TN, LLC
c/o Cole Real Estate Investments
2555 E. Camelback Road
Suite 400
Phoenix, AZ 85016
Attn: Legal Department

Send Tax Bills to:
c/o AutoZone, Inc. # 3597
Dept 8088
P.O. Box 2198
Memphis, TN 38101

Tax Map/Parcel No(s).:
10616004604

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AZ DEVELOPMENT OF MURFREESBORO PIKE, LLC**, an Alabama limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **COLE AZ NASHVILLE TN, LLC**, a Delaware limited liability company ("**Grantee**") and its successors and assigns, the following described real property situated in Davidson County, Tennessee, more particularly described as follows:

> See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**");
>
> This is improved property known as 1005 Murfreesboro Pike, Nashville, Tennessee.
>
> SUBJECT TO all taxes, assessments, liens, encumbrances, easements and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS and binds itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

Dated this 1st day of June, 2010.

GRANTOR:
AZ Development of Murfreesboro Pike, LLC, an Alabama limited liability company

By: _____
Jay Machleit
Title: President of Triple C Development, Inc., Sole and Managing Member

STATE OF ALABAMA)
) ss:
COUNTY OF CHEROKEE)

This instrument was acknowledged and executed before me this 1st day of June, 2010, by Saprina Oliver.

_____
Notary Public

My Commission Expires: _____

Saprina Oliver
Official Seal
Notary Public State of Alabama
My Commission Expires
March 24, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred (whichever is greater) is ~~$1,709,850.00~~ JJ
1,673,000.00

Grantor or Grantor's Agent

Sworn to and subscribed before me,
this 1st day of June, 2010.

NOTARY PUBLIC

My commission expires:

Saprina Oliver
Official Seal
Notary Public State of Alabama
My Commission Expires
March 24, 2013

EXHIBIT A TO
SPECIAL WARRANTY DEED

Legal Description

LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY BY THE REASONS COMPANY R.L.S.# 1665, DATED AUGUST 30, 2000, AND BEING A TRACT OF LAND BELONGING TO MANDELL L. CYPRESS, ET AL, DESCRIBED IN DEED BOOK 10063, PAGE 107 (PARCEL 46.04) AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON ROD AT THE NORTHWEST CORNER OF THIS TRACT AND IN THE SOUTH R.O.W. OF MURFREESBORO PIKE; THENCE WITH SAID R.O.W. SOUTH 50 DEGREES 28 MINUTES 00 SECONDS EAST 185.30 FEET TO A NEW P.K. NAIL SET IN SAID R.O.W.; THENCE LEAVING SAID R.O.W. AND ON LINES WITH BELZ INVESTCO, L.P. THE FOLLOWING CALLS:
BEGINNING AT A NEW IRON ROD AT THE NORTHWEST CORNER OF THIS TRACT AND IN THE SOUTH R.O.W. MURFREESBORO PIKE; THENCE WITH SAID R.O.W. SOUTH 50 DEGREES 28 MINUTES 00 SECONDS EAST 185.30 FEET TO A NEW P.K. NAIL SET IN SAID R.O.W.; THENCE LEAVING SAID R.O.W. AND ON LINES WITH BELZ INVESTCO, L.P. THE FOLLOWING CALLS;
SOUTH 39 DEGREES 32 MINUTES 00 SECONDS WEST 160.22 FEET TO A NEW IRON ROD, NORTH 47 DEGREES 59 MINUTES 00 SECONDS WEST 185.44 FEET TO A NEW P.K. NAIL, NORTH 39 DEGREES 32 MINUTES 00 SECONDS EAST 152.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.664 ACRES.

BEING THE SAME PROPERTY CONVEYED TO AZ DEVELOPMENT OF MURFREESBORO PIKE LLC, AN ALABAMA LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT# 20090706-0062972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS AS SET FORTH IN FINAL DECREE OF RECORD IN BOOK 4878, PAGE 906, IN THE REGISER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.