This instrument prepared by and after recording return to:
Mark Lee
Attorney at Law
414 Union Street, Suite 1205
Nashville, Tennessee 37219
(877)551-3008

File No.: **NCS-493299-NAS**

BILL GARRETT, Davidson County
Trans:T20120024451 DEEDWARR
Recvd: 04/04/12 10:45 4 pgs
Fees:23.00 Taxes:2775.00
20120404-0028608

WARRANTY DEED

THIS INDENTURE, made and entered into this **April** 4, **2012**, by and between **Mojtaba Rabiei and Parvin Talakesh, husband and wife**, party of the first part, and **AutoZone Development Corporation, 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 City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A small tract of land in the 11th, formerly the 19th Civil District of Davidson county, Tennessee, being part of Lot No. 2 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for Davidson county, Tennessee, and being known as Lot No. 4 of Block "A" on the unrecorded subdivision of part of Lot No. 2 and described as follows:

Beginning at a point in the west margin of Gallatin Pike at the corner of Lots Nos. 4 and 5; thence with the line between said No. 14 and 15; thence with the line between Lots 14 and 15, southerly 72.4 feet to the corner of said lots and of Lots Nos. 3 and 16; thence with the line between Lots Nos. 3 and 4, easterly 220 feet to the west margin of Gallatin Pike; thence with the margin of the same, northerly 72.4 feet to the point of beginning, excluding however, the right-of-way conveyed to the State of Tennessee by instrument of record in Book 2591, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mojtaba Rabiei and wife, Parvin Talakesh from Wallace P. Mitchell by deed of record in Instrument No. 200701290011891, in the Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit A, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**"):

Parcel ID # **043-090-005.00**
X Improved OR
Unimproved property located at: **515 Gallatin Road, Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

And that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

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

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

Mojtaba Rabiei

Parvin Talakesh

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Jodean M. King, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Mojtaba Rabiei and Parvin Talakesh, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 4th day of April, 2012.

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 6/26/2013

Mail tax bills to:

AutoZone Development Corporation
123 S. Front Street
Memphis, TN 38103

State of Tennessee
County of Davidson

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**750,000.00** which amount is equal 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 **April** 4th**, 2012.**

Notary Public

My Commission Expires: 6/26/2013

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit A

Permitted Encumbrances

1. If improvements are completed after January1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

2. No insurance is afforded as to the acreage or square footage contained in the insured property.

3. Taxes and assessments for the year 2012, a lien but not yet due and payable and subsequent years, not yet due and payable.

4. All matters shown on the plat of record in Book 332, Page 74, in the Register's Office for Davidson County, Tennessee.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Barge, Waggoner, Sumner & Cannon, Inc. on October 12, 2011, last revised November 11, 2011, designated Job Number 34966-05:
   (A) Edge of the pavement is over the northwesterly corner of the subject property.