Map 82-15
Par 96 Is

THIS INSTRUMENT PREPARED BY:
Mary Trueheart Walker, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

RESPONSIBLE TAXPAYER:
Family Dollar Stores of
Nashville, Tenn., Inc.
Post Office Box 25800
Charlotte, North Carolina 28281

FELIX Z. MILLER, JR. REGISTER
DAVIDSON COUNTY, TENN.
Nov 20 3 33 PM '95
IDENTIFICATION REFERENCE
5 4 6 1 5
BOOK 6713 PAGE 774

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS, THAT
COUNTY OF DAVIDSON §

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of One Hundred Thousand and No/100 Dollars ($100,000.00) cash to it in hand paid by FAMILY DOLLAR STORES OF NASHVILLE, TENN., INC., a Tennessee corporation, P. O. Box 25800, Charlotte, North Carolina 28281, Attention: Corporate Secretary, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") lying and being in the County of Davidson, State of Tennessee, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Grantee acknowledges that the Property described herein has been used as a service station for the storage, sale, transfer, and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

BOOK 6713 PAGE 775

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 22nd day of October, 1985, but EFFECTIVE as of the 15th day of November, 1985.

ATTEST:

B. P. Pierce
Assistant Secretary

EXXON CORPORATION

By:
John B. Turner, Jr.
Vice President

FORM APPROVED

A-6

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN B. TURNER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON CORPORATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

BOOK 6713 PAGE 776

Witness my hand and seal of office in Harris County, Texas this 31st day of December, 1985.

Mary M. Davenport
Notary Public, State of Texas

My commission expires: _____

MARY M. DAVENPORT
Notary Public in and for State of Texas
My Commission Expires 10-25-86

A-101

STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

The actual consideration for this transfer or value of property (whichever is greater) is $100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

FAMILY DOLLAR STORES OF NASHVILLE, TENN., INC., a Tennessee corporation

By: _____

Name: STEPHEN G. SIMMS

Title: Senior Vice President

Sworn to and subscribed before me this 12th day of December, 1985.

_____
Notary Public in and for _____

My commission expires: 11-14-88

SP 029
Nashville, TN

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON CORPORATION TO FAMILY DOLLAR STORES OF NASHVILLE, TENN., INC.

All that certain parcel or tract of land lying and being situate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of the Old Hobson Land and described according to a survey by Campbell Surveying Co., dated August 23, 1985, as follows:

Beginning at the intersection of the southerly margin of Woodland Street and the easterly margin of South 10th Street; thence along the southerly margin of Woodland Street, N 61° 13' E 163.53 feet to a point; thence leaving Woodland Street S 4° 50' W 220.19 feet to a point; thence N 85° 02' W 136.47 feet to a point in the easterly margin of South 10th Street; thence with the margin of the same, N 4° 58' E 129.34 feet to the point of beginning.

Being property conveyed to Standard Oil Company of Louisiana, by deed from Thomas P. Calhoun and wife, Mary Lou Burton Calhoun of record in Book 597, page 417 and by deed from Martha Q. Ragsdale, of record in Book 597, page 418 and property conveyed to Humble Oil & Refining Company, a Delaware Corporation, by deed from First American National Bank of Nashville, of record in Book 3785, page 936, Register's Office for Davidson County, Tennessee. The Standard Oil Company of Louisiana and Humble Oil & Refining Company, a Delaware corporation, having since merged into Exxon Corporation, a New Jersey corporation.

Standard Oil Company of Louisiana, a Louisiana corporation, merged into Standard Oil Company of New Jersey, a Delaware corporation effective as of the close of business December 31, 1944.

Standard Oil Company of New Jersey, a Delaware corporation, was incorporated on August 29, 1927. Standard Oil Company of New Jersey, a Delaware corporation, changed its name to Esso Standard Oil Company, a Delaware corporation, on January 28, 1948.

Esso Standard Oil Company, a Delaware corporation, merged into Humble Oil & Refining Company, a Delaware corporation, effective as of the close of business December 31, 1959.

Humble Oil & Refining Company, a Delaware corporation, merged into Exxon Corporation, a New Jersey corporation effective as of the beginning of January 1, 1973.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6713 PAGE 778

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

100[illegible].00- CAMT.
260.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 272.50-
B625A11/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 6 1 5

IDENTIFICATION REFERENCE

Nov 20 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193791