File Box 04

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6824 PAGE 314

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000

Alvin Stillman, Pres.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 86

Notary Public

MY COMMISSION EXPIRES 10/1/89

THIS INSTRUMENT WAS PREPARED BY

Lawyers Title of Middle Tennessee, Inc., 1114 17th Avenue, S., Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Family Dollar Stores of Nashville, Inc. (NAME)	Same (NAME)	72-10-196
P. O. Box 25800 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-10-198
Charlotte, NC 28212 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	72-10-199

FOR AND IN 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, A & A Properties, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Family Dollar Stores of Nashville, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee formerly the 15th Civil District, Davidson County, Tennessee and being Parcels 196, 197 and 198 on Tax Map 72-10 and also being part of Lot No. 3 on the Map of Division of Mrs. Lucinda Litton's land as of record in Book 421, page 108, Register's Office Davidson County, Tennessee and part of Lot 35 and a unnumbered lot shown on the Map of Eastmoor Place as of record in Book 547, Page 177 and 178, Register's Office Davidson County, Tennessee and being more particularly described together as follows:

Beginning at an iron pin set on the easterly right-of-way line (as widened) of Gallatin Pike, U.S. 31-E, at the common corner of Parcels 197 and 198 Tax Map 72-10. Said point being S 19° 15' 00" E, 64.00 feet from the southerly right-of-way line of East Delmar Avenue as measured along the easterly right-of-way line of Gallatin Pike; thence, with the common line between Parcels 197 and 198 S 71° 07' 10" E, 239.06 feet to an iron pin set in the westerly line of Parcel 196; thence, with the common line between Parcels 196 and 197 N 19° 15' 00" E 64.00 feet to an iron pin set on the southerly right-of-way line of East Delmar Avenue; thence, with the south right-of-way line of East Delmar Avenue S 71° 07' 10" E, 45.25 feet to an iron pin set at the common corner of Parcels 195 and 196; thence, with the common line of Parcels 195 and 196, Parcel 195 owned by R.D. Stein as of record in Book 6041, Page 226, R.O.D.C., TN., S 19° 24' 48" W, 234.22 feet to an existing 2" iron pipe in the north line of Parcel 200 Tax Map 72-10 which is owned by Nashville Young Men's Christian Association (Y.M.C.A.) by deed recorded in Book 2807, Page 141, R.O.D.C., TN,; thence, with the common line between Parcel 200 and Parcels 196 and 199, N 71° 08' 15" W, 283.64 feet to an iron pin set in the easterly right-of-way line (as widened) of Gallatin Pike, U.S. 31-E; thence, with the easterly right-of-way line of Gallatin Pike (as widened) N 19° 15' 00" E, 170.30 feet to the point of beginning and containing 51,223 square feet or 1.176 acres.

Being the same property conveyed to A & A Properties, Inc. from Lula M. Martin by deed recorded in Book 4830, Page 378, R.O.D.C., TN.

This is unimproved ( )
This is improved ( ) property, known as (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 my hand this 21st day of July, 19 86

A&A PROPERTIES, INC.

By: Alvin A. Stillman, President

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19____.

Commmission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alvin A. Stillman

~~and~~ _____ with whom I am personally acquainted and who upon (~~his~~ oath) acknowledged (~~himself~~) to be the President

~~and~~ _____ respectively of the A & A Properties, Inc.

the within named bargainor, a corporation, and that (he) as such President

~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alvin A. Stillman as such President, ~~and acknowledging the same by the said~~ _____

~~as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee, on this the 21st day of July, 19 86

My commission expires 10/1/89 _____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

FROM

_____

TO

_____

_____

Furnished by:
Lawyers Title
of Middle Tennessee, Inc.
One Eleven Union St.
Nashville, TN 37201
(615) 242-1708

IDENTIFICATION REFERENCE

23078

FILED JUL 22 9 44 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

200000.00- CONT.
560.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 566.50-
0259A07/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2307 8.

IDENTIFICATION REFERENCE

JUL 22 9 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273571