Exh A1

BOOK 10303 PG 930

SPECIAL WARRANTY DEED

FROM: SunTrust Bank, Nashville, National Association, Grantor
TO: Dollar General Corporation, Grantee

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
104 Woodmont Blvd. Suite 500 Nashville, Tennessee 37205	Same	26-0-92 26-0-107 26-0-111 26-0-129 26-0-142
		Field Book Numbers
		GO-01870 GO-10144 GO-10159 GO-20782 GO-21070

96 DEC 30 AM 11:05
DAVIDSON COUNTY, TN.

0259767
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Eight Hundred Fifty Thousand and No/100 Dollars ($1,850,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of December, 1996.

Notary Public

My Commission Expires: 3/25/2000

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SunTrust Bank, Nashville, National Association (formerly known as Third National Bank in Nashville) (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Dollar General Corporation (the "Grantee") its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on

Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot Nos. 1, 3 & 7 on the plan of Northchase at Rivergate, Section Two, of record in Plat Book 7900, page 236, Register's Office for Davidson County, Tennessee and parcels 107 and 111 Davidson County Tax Map 26; 2nd Civil District, Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness our hands this 30th day of December, 1996.

SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION

By: _____

Title: Vice President

By: _____

Title: Asst Vice Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 30th day of December, 1996.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ~~Joe R. Scalley~~ Denise M. Laumeyer, a Notary Public of said County and State, personally appeared Joe R. Scalley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Group Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, NASHVILLE, NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that he as such Group Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Group Vice President

Witness my hand and seal, at Office in Nashville, this 30 day of December, 1996.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

EXHIBIT A

Property Description

LOT 1

A TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT 1 OF THE PLAT ENTITLED "NORTHCHASE AT RIVERGATE SECTION TWO" OF RECORD IN PLAT BOOK 7900, PAGE 236, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROD ON THE NORTHERLY MARGIN OF NORTHCHASE DRIVE (60' R.O.W.) SAID IRON ROD LYING ON THE SOUTHERLY LINE OF LOT 9 OF RECORD IN THE AFOREMENTIONED PLAT;

THENCE LEAVING SAID LOT 9 WITH SAID MARGIN THROUGH THE FOLLOWING COURSES:

WITH A CURVE TO THE RIGHT HAVING A DELTA OF 82°31'36", A RADIUS OF 448.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 69°10'48" WEST, 590.93 FEET, AND AN ARC LENGTH OF 645.28 FEET TO A SET IRON ROD;

THENCE NORTH 69°33'24" WEST, 128.79 FEET TO A CONCRETE MONUMENT;

THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 51°30'35", A RADIUS OF 194.41 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 84°41'18" WEST, 168.95 FEET, AND AN ARC LENGTH OF 174.78 FEET TO AN IRON ROD LYING ON THE EASTERLY LINE OF LOT 2 OF RECORD IN PLAT BOOK 6900, PAGE 361;

THENCE LEAVING SAID MARGIN WITH SAID LOT 2 NORTH 19°21'13" EAST, 331.34 FEET TO AN IRON ROD BEING THE SOUTHWESTERLY CORNER OF LOT 8 OF RECORD IN THE AFOREMENTIONED PLAT;

THENCE WITH THE SOUTHERLY LINE OF SAID LOT 8 SOUTH 70°41'22" EAST, 262.47 FEET TO AN IRON ROD;

THENCE WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED LOT 8 AND LOT 6 OF RECORD IN PLAT BOOK 7900, PAGE 68 NORTH 47°52'17" EAST, 523.79 FEET TO AN IRON ROD ON THE SOUTHERLY MARGIN OF CONFERENCE DRIVE (70' R.O.W.);

THENCE LEAVING SAID LOT 6 WITH SAID MARGIN THROUGH THE FOLLOWING COURSES:

WITH A CURVE TO THE LEFT HAVING A DELTA OF 8°03'50", A RADIUS OF 527.48 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°02'18" EAST, 74.18 FEET, AND AN ARC LENGTH OF 74.24 FEET TO A CONCRETE MONUMENT;

THENCE SOUTH 67°04'12" EAST, 19.99 FEET TO AN IRON ROD BEING THE NORTHWESTERLY CORNER OF SAID LOT 9;

THENCE LEAVING SAID MARGIN WITH SAID LOT 9 THROUGH THE FOLLOWING COURSES:

SOUTH 22°53'56" WEST, 309.90 FEET TO AN IRON ROD;

THENCE SOUTH 62°05'00" EAST, 148.63 FEET TO THE POINT OF BEGINNING CONTAINING 6.157 ACRES, MORE OR LESS.

LOT 3

A TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT 3 OF THE PLAT ENTITLED "NORTHCHASE AT RIVERGATE SECTION TWO" OF RECORD IN PLAT BOOK 7900, PAGE 236, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT ON THE EASTERLY MARGIN OF INTERSTATE 65 BEING THE NORTHWESTERLY CORNER OF TERRA VIEW SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 69;

THENCE WITH THE EASTERLY MARGIN OF INTERSTATE 65 NORTH 42°17'26" EAST 552.18 FEET TO A PINCHED PIPE BEING THE SOUTHWESTERLY CORNER OF LOT 2 OF RECORD IN BOOK 6900, PAGE 361;

THENCE LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF SAID LOT 2 SOUTH 70°37'26" EAST, 307.57 FEET TO AN IRON ROD LYING ON THE MARGIN OF NORTHCHASE DRIVE (60' R.O.W.);

THENCE WITH SAID MARGIN THROUGH THE FOLLOWING COURSES: WITH A CURVE TO THE LEFT HAVING A DELTA OF 186°20'36", A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 71°05'51" EAST, 99.85 FEET, AND AN ARC LENGTH OF 162.62 FEET TO A CONCRETE MONUMENT;

THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 42°50'04", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37°08'54" EAST, 18.26 FEET, AND AN ARC LENGTH OF 18.69 FEET TO A CONCRETE MONUMENT;

THENCE NORTH 58°35'45" EAST, 4.01 FEET TO A CONCRETE MONUMENT;

THENCE WITH A CURVE TO THE RIGHT HAVING A DELTA OF 51°52'39", A RADIUS OF 134.41 FEET, A CHORD BEARING AND DISTANCE OF NORTH 84°30'16" EAST, 117.58 FEET, AND AN ARC LENGTH OF 121.70 FEET TO A CONCRETE MONUMENT;

THENCE SOUTH 69°33'24" EAST, 128.79 FEET TO A CONCRETE MONUMENT;

THENCE WITH A CURVE TO THE LEFT HAVING A DELTA OF 79°50'54", A RADIUS OF 508.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°31'09" EAST, 652.04 FEET, AND AN ARC LENGTH OF 707.96 FEET TO AN IRON ROD BEING ON THE SOUTHERLY LINE OF LOT 10 OF RECORD IN BOOK 7900, PAGE 236;

THENCE LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF LOT 10 THROUGH THE FOLLOWING COURSES:

SOUTH 59°24'18" EAST, 123.57 FEET TO AN IRON ROD;

THENCE NORTH 84°43'03" EAST, 200.00 FEET TO A SET IRON ROD;

THENCE SOUTH 05°16'57" EAST, 90.00 FEET TO A SET IRON ROD;

THENCE NORTH 84°43'03" EAST, 105.66 FEET TO A SET "MAG NAIL" ON THE MARGIN OF VIETNAM VETERANS BOULEVARD;

THENCE LEAVING SAID LOT 10 WITH SAID MARGIN THROUGH THE FOLLOWING COURSES:

SOUTH 15°48'25" EAST, 127.76 FEET TO A SET IRON ROD;

THENCE SOUTH 31°07'22" WEST, 109.21 FEET TO A SET IRON ROD;

THENCE SOUTH 71°45'14" WEST, 446.11 FEET TO A SET IRON ROD;

THENCE SOUTH 30°19'00" WEST, 717.33 FEET TO A SET IRON ROD;

THENCE SOUTH 62°01'45" WEST, 196.25 FEET TO A RAILROAD SPIKE LYING ON THE EASTERLY LINE OF TERRA VIEW SUBDIVISION OF RECORD IN BOOK 1130, PAGE 69;

THENCE LEAVING SAID MARGIN WITH SAID SUBDIVISION THROUGH THE FOLLOWING COURSES:

NORTH 11°53'47" EAST, 637.34 FEET TO A CONCRETE MONUMENT;

THENCE SOUTH 55°23'07" WEST, 334.36 FEET TO A IRON ROD ON THE NORTHERLY MARGIN OF WADE CIRCLE NORTH (50' R.O.W.);

THENCE WITH SAID WADE CIRCLE AND A CURVE TO LEFT HAVING A DELTA OF 32°34'05", A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°59'54" WEST, 56.08 FEET, AND AN ARC LENGTH OF 56.84 FEET TO AN IRON ROD;

THENCE LEAVING SAID WADE CIRCLE NORTH 27°21'04" EAST, 194.79 FEET TO A IRON ROD;

THENCE NORTH 85°31'56" WEST, 966.38 FEET TO THE POINT OF BEGINNING CONTAINING 19.609 ACRES, MORE OR LESS.

LOT 7

A TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT 7 OF THE PLAT ENTITLED "NORTHCHASE AT RIVERGATE SECTION TWO" OF RECORD IN PLAT BOOK 7900, PAGE 236, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROD ON THE EASTERLY MARGIN OF INTERSTATE 65, BEING THE NORTHWESTERLY CORNER OF LOT 2 OF RECORD IN PLAT BOOK 6900, PAGE 361;

THENCE LEAVING SAID LOT 2 WITH SAID MARGIN OF INTERSTATE 65 NORTH 19°24'23" EAST, 308.85 FEET TO AN IRON ROD BEING THE SOUTHWESTERLY CORNER OF LOT 4 OF RECORD IN PLAT BOOK 6200, PAGE 701;

THENCE LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF SAID LOT 4 SOUTH 70°56'57" EAST, 382.51 FEET TO AN IRON ROD ON THE MARGIN OF PROFESSIONAL PARK DRIVE;

THENCE WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A DELTA OF 73°39'35", A RADIUS OF 50.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°50'21" EAST, 59.94 FEET, AND AN ARC LENGTH OF 64.28 FEET TO AN IRON ROD LYING ON THE NORTHERLY LINE OF LOT 8 OF RECORD IN PLAT BOOK 7900, PAGE 236;

THENCE LEAVING SAID MARGIN WITH SAID LOT 8 THROUGH THE FOLLOWING COURSES;

SOUTH 44°46'01" WEST, 136.52 FEET TO AN IRON ROD;

THENCE SOUTH 19°17'46" WEST, 139.48 FEET TO AN IRON ROD BEING THE COMMON CORNER OF SAID LOT 2 AND LOT 8 AND LOT 1 OF PLAT BOOK 7900, PAGE 236;

THENCE LEAVING SAID LOT 8 WITH THE NORTHERLY LINE OF SAID LOT 2 NORTH 70°41'55" WEST 360.58 FEET TO THE POINT OF BEGINNING CONTAINING 2.679 ACRES, MORE OR LESS.

PARCEL 107

A TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BEING PARCEL 107 ON TAX MAP 26, OF RECORD IN DEED BOOK 8137, PAGE 379, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE NORTHERLY MARGIN OF VIETNAM VETERANS BOULEVARD, THENCE WITH SAID MARGIN NORTH 43°44'09" WEST, 149.60 FEET TO A SET IRON ROD;

THENCE NORTH 32°25'50" WEST, 109.71 FEET TO A SET IRON ROD;

THENCE SOUTH 75°41'58" WEST, 46.47 FEET TO A SET IRON ROD ON THE EASTERLY MARGIN OF CONFERENCE DRIVE (70' R.O.W.);

THENCE WITH SAID CONFERENCE DRIVE AND A CURVE TO THE LEFT HAVING A DELTA OF 36°50'09, A RADIUS OF 621.88 FEET, A CHORD BEARING AND DISTANCE OF NORTH 32°43'06" WEST, 392.96 FEET, AND AN ARC LENGTH OF 399.81 FEET TO A SET IRON ROD BEING THE SOUTHERLY CORNER OF S.C. REALTY, INC. OF RECORD IN DEED BOOK 8436, PAGE 513;

THENCE LEAVING SAID MARGIN WITH SAID S.C. REALTY NORTH 38°23'00" EAST, 146.42 FEET TO A SET IRON ROD LYING ON THE SOUTHERLY LINE OF THIRD NATIONAL BANK IN NASHVILLE OF RECORD IN DEED BOOK 8137, PAGE 379;

THENCE LEAVING SAID S.C. REALTY WITH SAID THIRD NATIONAL SOUTH 64°40'35" EAST, 656.73 FEET TO A SET IRON ROD BEING THE SOUTHEASTERLY CORNER OF SAID THIRD NATIONAL;

THENCE LEAVING SAID THIRD NATIONAL WITH SAID VIETNAM VETERANS BOULEVARD THROUGH THE FOLLOWING COURSES:

SOUTH 05°18'28" EAST, 177.05 FEET TO A SET IRON ROD;

THENCE SOUTH 57°45'20" WEST, 332.51 FEET TO THE POINT OF BEGINNING CONTAINING 5.006 ACRES, MORE OR LESS.

PARCEL 111

A TRACT OF LAND LYING IN THE 2ND CIVIL DISTRICT, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE BEING PARCEL 111 ON TAX MAP 26 OF RECORD IN DEED BOOK 8137, PAGE 379, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD LYING ON THE EASTERLY LINE OF S.C. REALTY, INC. OF RECORD IN DEED BOOK 8436, PAGE 513, SAID IRON ROD BEING THE NORTHWESTERLY CORNER OF THIRD NATIONAL BANK IN NASHVILLE OF RECORD IN DEED BOOK 8137, PAGE 379 AND LYING NORTH 38°23'00" EAST, 146.42 FEET FROM THE NORTHERLY MARGIN OF CONFERENCE DRIVE (70' R.O.W.);

THENCE NORTH 38°23'00" EAST, 601.63 FEET TO A SET IRON ROD LYING ON THE SOUTHERLY LINE OF PICADILLY APARTMENTS OF RECORD IN DEED BOOK 6552, PAGE 128;

THENCE WITH SAID PICADILLY APARTMENTS, AND A CURVE TO THE RIGHT HAVING A DELTA OF 09°27'04", A RADIUS OF 1371.88 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°46'07" EAST, 226.04 FEET, AND AN ARC LENGTH OF 226.30 FEET TO A IRON ROD LYING ON THE WESTERLY LINE OF BOBBY EUGENE RAGER OF RECORD IN DEED BOOK 4936, PAGE 245;

THENCE LEAVING SAID PICADILLY APARTMENTS WITH SAID RAGER PROPERTY SOUTH 05°15'50" EAST, 205.88 FEET TO A IRON ROD LYING ON THE MARGIN OF VIETNAM VETERANS BOULEVARD;

THENCE WITH SAID MARGIN SOUTH 05°18'28" EAST, 394.36 FEET TO A SET IRON ROD BEING THE NORTHEASTERLY CORNER OF SAID THIRD NATIONAL;

THENCE LEAVING SAID MARGIN WITH THE NORTHERLY LINE OF SAID THIRD NATIONAL NORTH 64°40'35" WEST, 656.73 FEET TO THE POINT OF BEGINNING CONTAINING 5.465 ACRES, MORE OR LESS.

Being part of the property conveyed to Third National Bank in Nashville by Substitute Trustee's Deed from Julian L. Bibb, Substitute Trustee of record in Book 8137, page 379, Register's Office of Davidson County, Nashville, Tennessee. Third National Bank in Nashville now being known as SunTrust Bank, Nashville, National Association.

Said property being the same property as described in that certain survey dated December 19, 1996, revised December 27, 1996, by Gregory L. Finch, Tennessee Registered Land Surveyor No. 1853, Gresham, Smith and Partners.

EXHIBIT B

Encumbrances

1. Declaration of Easements, Restrictive Covenants and Owners Association for Northchase at Rivergate of record in Book 7278, page 672, amended of record in Book 10011, page 609, said Register's Office.

2. Easements for public utilities and drainage for the Madison Suburban Utility District of record in Book 7439, page 672, said Register's Office.

3. Lack of direct access to and from Interstate Highway 65 & State Route 386.

4. Easement for sixteen (16) inch water line along the east line and southerly portion of Tract 2 as shown on the revised survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated September 18, 1986.

5. A water tank site described by an agreement of record in Book 4922, page 491, said Register's Office.

6. A ten foot (10 foot) water line easement to the Madison Suburban Utility District of record in Book 4377, page 94, said Register's Office.

7. The boundary line survey of Barge, Waggoner, Sumner and Cannon, dated May 7, 1985, revised May 17, 1985 and revised May 28, 1986, shows that the fence lines are not necessarily the property lines, an old road bed across both tracts and located the TVA easement shown as item No. 17, the water tank site easement shown as item No. 10, and the water line easement shown as item No. 11, and small drains crossing property. The Company assumes no liability as to matters arising therefrom.

8. Communication systems Right of Way and Easement Agreement conveyed to American Telephone and Telegraph Company, dated March 11, 1986, of record in Book 6806, page 843, said Register's Office.

9. Agreement for dedication of easement for sanitary sewers of record in Book 6726, page 734, said Register's Office.

10. Matters as shown on the revised survey made by Barge, Waggoner, Sumner and Cannon, Inc., Engineers, dated September 18, 1986.

11. TVA easement of record in Book 2487, page 227 and Book 3067, page 181, said Register's Office.

12. Title to that portion of the property which is in the right of way of either Conference Drive or Wade Circle.

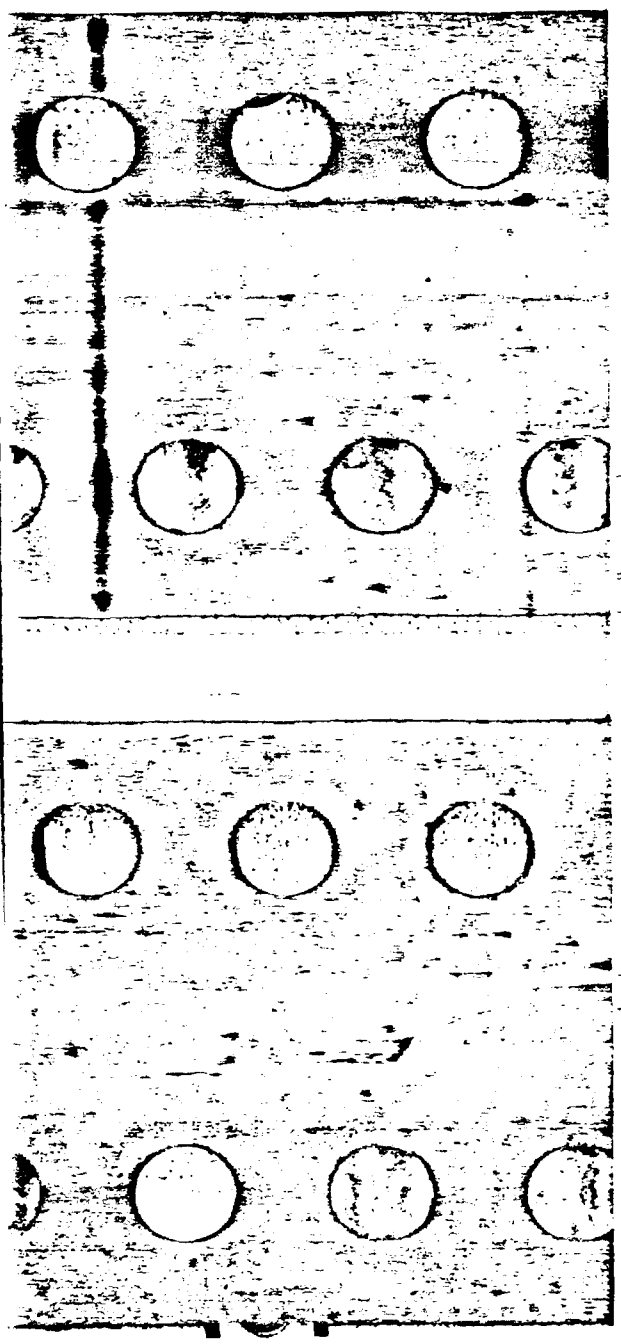
13. An easement for slope of record in Book 8045, page 798, said Register's Office.

14. An easement for sewer of record in Book 8076, page 938, said Register's Office.

15. Matters shown on the Plan of record in Book 7900, page 236, said Register's Office.

16. Rights of others in and to the common elements.

COPY 12/08/2010 01:01 PM CDT



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 938

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

CAMT
1850000.00
CON TX 6845.00
PRFEE 1.00
WDEED 32.00
TOTAL 6878.00
CHECK 6878.00
12/30/96 01 11:08 0001 0075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259767
IDENTIF. & REFERENCE

96 DEC 30 AM 11:05

DAVIDSON COUNTY, TN.

No. 1102630