Box 49

OWNER/RESPONSIBLE TAXPAYER:

Family Dollar Stores of Tennessee, Inc.
P.O. Box 1017
Charlotte, North Carolina 28201
Map ~~X~~, Parcel 99

* 92-2

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Hartman, Simons, Spielman & Wood, LLP
6400 Powers Ferry Road, N.W., Suite 400
Atlanta, Georgia 30339
Attn: Susan M. Gordon, Esq.

Davidson County DEEDWARR
Recvd: 04/03/03 12:41 6pgs
Fees:33.00 Taxes:851.00
20030403-0044142

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 2 day of April, 2003, by and between **MRS. WINNER'S, L.P.**, a Georgia limited partnership, which has an address of 5995 Barfield Road, Atlanta, Georgia 30328, as party of the first part, hereinafter referred to as "Grantor," and **FAMILY DOLLAR STORES OF TENNESSEE, INC.**, a Tennessee corporation, that has an address of P.O. Box 1017, Charlotte, North Carolina 28201, as party of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" include the heirs, successors, legal representatives and assigns of said parties where the context requires or permits).

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), in hand paid to Grantor by Grantee at and before execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Without expanding by implication the scope of the limited warranty of title set forth hereinbelow, the foregoing property is conveyed subject to zoning ordinances and all matters described on Exhibit "B" attached hereto and by this reference made a part hereof (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee and its heirs, successors and assigns, forever, in fee simple, subject to the Permitted Exceptions.

GRANTOR HEREBY COVENANTS WITH GRANTEE THAT GRANTOR SHALL warrant and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons claiming, owning or holding by, through or under Grantor, but not otherwise and except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Indenture to be signed, sealed and delivered to Grantee, the day and year first above written.

GRANTOR:

MRS. WINNER'S, L.P., a Georgia limited partnership

By: Winners Corporation, a Georgia corporation, its general partner

By:_____
Name:_____
Title:_____

By:_____
Name: Robert S. Stallings
Title: V.P. - Asst. Secretary

[CORPORATE SEAL]

STATE OF Georgia)
) SS:
COUNTY OF Fulton

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Dan Calvin and Robert Stallings, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the VP & Asst. Secretary of Winners Corporation, the general partner of Mrs. Winner's, L.P., the within named bargainor, a corporation, and that they are such VP + Asst. Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as VP + Asst. Secretary.

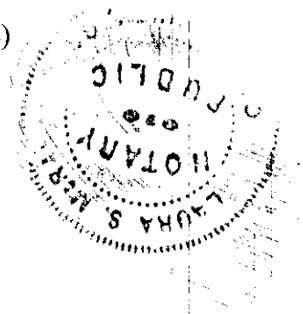
WITNESS my hand and official seal at office this 1st day of April, 2003.

Laura Horne
Notary Public

My Commission Expires:

July 9, 2004

(NOTARY SEAL)



611340-2 5857.0084000

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $230,000.00.

Susan M. Gordon, Esq.
as attorney for MRS. WINNER'S, L.P.

Subscribed and sworn to before me this 18th day of April, 2003.

Notary Public

My Commission Expires:

1-8-07

(NOTARY SEAL)

CAROLYN C. FUTTER NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES JAN. 8, 2007

Exhibit A
(Legal Description)

A tract of land lying in Metropolitan Nashville, Davidson County, Tennessee, and being part of Lots 2, 3, 4, 5 of the plan showing Long and Ashworth's Subdivision of Lot 35, of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a set "X" in concrete at the intersection of the westerly margin of 26th Avenue North (30' R/W) and the northerly margin of Jefferson Street (94' R/W); thence with the northerly margin of Jefferson Street;

South 82° 03' 04" West, 200.94 feet, record and measured, to a 5/8" rebar with Ragan and Associates Cap; thence leaving Jefferson Street, thence;

North 08° 05' 21" West, 143.60 feet, record, (N 08° 05' 21" W, 143.66', measured) to a found railroad spike set on the southerly margin of Beasley Street (30' R/W); thence with said street, thence;

North 81° 56' 38" East, 201.20 feet, record (N 81° 57' 40" E, 201.20', measured) to a set "X" in concrete on the westerly margin of 26th Avenue North; thence with said street, thence;

South 07° 59' 07" East, 143.98 feet, record and measured to the point of beginning.

Being the same property conveyed from GE Capital Franchise Finance Corporation, a Delaware corporation, by Deed of Record in Book *____, Page _____, Register's Office for Davidson County, Tennessee. *Instrument # 20030403004141

Exhibit B
(Permitted Title Exceptions)

1. All easements, restrictions, covenants, reservations and dedications recorded against the Premises in the official records of Davidson County, Tennessee, and all matters which would be disclosed by a physical inspection or current survey of the Premises.

2. All real property taxes and assessments for the year 2003 and subsequent years, not yet due and payable.

3. All matters that would be revealed by a current accurate survey and/or inspection of the property.