FILE BOX 57

Davidson County DEEDWARR
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Fees:18.00 Taxes:925.00

20031230-0184125

This Instrument Was Prepared By:
Sam J. McAllester, III
511 Union Street, Suite 1600
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
DG Bell Road Investors, LLC c/o The Mathews Company 300 Broadway Nashville, Tennessee 37201	New Owner	162-00-0-183.00

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Don A. Evans and wife, Margaret E. Evans ("the "Grantors") have bargained and sold, and by these presents do transfer and convey unto DG Bell Road Investors, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in the 5th Civil District of Davidson County, Tennessee, being a portion of the land conveyed to Malcolm R. Bess and wife, on July 17, 1972, and described according to a survey made by William R. Ingram on June 1, 1976, as follows:
>
> Beginning at a point lying on the northerly margin of Bell Road, said point further described as being the southwest corner of the M.R. Bess property recorded in Book 4619, page 235, said Register's Office, thence, leaving said northerly margin, North 5 deg. 40 min. 25 sec. East 683.88 feet to a point, thence; along the southerly line of Phillip Saindon, trustee property recorded in Book 5012, page 680, said Register's Office, North 55 deg. 15 min. 22 sec. East 71.51 feet to a point, thence; leaving said southerly line South 9 deg. 00 min. 50 sec. East 575.67 feet to a point lying on the aforementioned northerly margin of Bell Road, thence; South 54 deg. 48 min. 29 sec. West along said margin 265.00 feet to the beginning, containing 2.00 acres, more or less.
>
> Being the same property conveyed to Don A. Evans and wife, Margaret E. Evans by Trustee's Deed from Nader Baydoun, Substitute Trustee, of record in Instrument No. 20030210-0018045, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1461 Bell Road, Nashville, Davidson County, Tennessee 37211.

The above legal description is the same as the description in the prior deed, however, Grantee has obtained a new survey containing the legal description attached hereto as Exhibit A, and Grantee has requested that Grantor convey their right, title, and interest in the property described in Exhibit A. Therefore, Grantor also hereby quitclaims and conveys their right, title, and interest in the property described in Exhibit A, to the said Grantee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and assigns forever; and we do covenant with the said Grantee 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 set forth on attached Exhibit B; 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 Grantee, its successors 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 our hands, this 23rd day of December, 2003.

Don A. Evans

Don A. Evans

Margaret E. Evans

Margaret E. Evans

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester a Notary Public in and for the State and County aforesaid, personally appeared Don A. Evans with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2003.

Notary Public

My Commission Expires: Oct 1, 2006

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester a Notary Public in and for the State and County aforesaid, personally appeared Margaret E. Evans with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2003.

Notary Public

My Commission Expires: Oct 1, 2006

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $250,000.00.

Affiant

Subscribed and sworn to before me,
this the 23rd day of December, 2003.

Notary Public

My Commission Expires: Oct 1, 2006

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

EXHIBIT A
LAND DESCRIPTION

Proposed Dollar General
1461 Bell Road
Nashville, Davidson County, Tennessee
Property Map 162, Parcel 183

Being a parcel of land lying in the Thirty-second Councilmanic District of Davidson County, Nashville, Tennessee. Said parcel being the Don and Margaret E. Evans property of record by Instrument number 20030210-0018045, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Commencing from a State of Tennessee Department of Transportation concrete right-of-way monument at Station 1487+10.36 on the Northerly right-of-way of Bell Road; thence, North 55°00'16" East, 569.26 feet to an iron pin set this survey near the Southeast corner of the Frances J. Jacox property of record in Deed Book 91, Page 325 and being the Point of Beginning for the herein described parcel;

Thence, leaving said right-of-way of Bell Road along or near the East line of Jacox, North 05°35'30" East, a distance of 682.64 feet to an iron pin set this survey, near the Southwest corner of Lot 2 of Brentridge Subdivision of record in Plat Book 6250, Page 576, as owned by Malcolm R. Bess of record in Deed Book 5012, Page 680, Register's Office of Davidson County, Tennessee;

Thence, along or near the Southerly line of Bess, North 55°04'53" East, a distance of 71.51 feet to an iron pin found near the Northwest corner of Lot 1 of Farokh Fani Property of record in Plat Book 8250, Page 705, as owned by Farokh Fani of record in Deed Book 9846, Page 334, Register's Office of Davidson County, Tennessee;

Thence, along or near the West line of Fani, South 09°11'19" East, a distance of 575.73 feet to an iron pin found on the Northerly right-of-way of Bell Road;

Thence, with said right-of-way, South 55°00'16" West, a distance of 265.00 feet to the Point of Beginning and containing 87,230 Square Feet or 2.00 Acres, more or less.

The above description of the subject property is prepared from a survey by Crawford Land Surveyors, P.C. dated December 17, 2003.

The subject property is conveyed subject to:

1. Taxes for 2004 and subsequent years, which taxes are a lien.
2. Restrictive Covenants of record in Book 11260, page 751, Register's Office for Davidson County, Tennessee.