G#24642-1 BOX #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Family Dollar Stores of Tennessee, Inc.	SAME	Map 053-08 Parcel 14.00
PO Box 1017		
Charlotte, North Carolina 28201-1017		
This instrument prepared by: Weldon B. White, Jr., Attorney at Law, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency all of which are hereby acknowledged, MJ&B Properties, LLC, a Tennessee Limited Liability Company, (The "Grantor) does sell, bargain, transfer and convey to Family Dollar Stores of Tennessee, Inc., a Tennessee Corporation, (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

Being part of the same property conveyed to Grantor by deed of record as Instrument No. 20090210-0011483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2013 which have been prorated and taxes for subsequent years, a lien not yet due and payable, the payment of which by the recording of this deed is assumed by Grantee.

2. Easements and rights of way that are matters of record.

This is improved property commonly known as 1513 Robinson Road, Old Hickory, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130009914 DEEDWARR
Recvd: 02/05/13 13:25 4 pgs
Fees:23.00 Taxes:1998.00
20130205-0011953

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me this 31st day of JAN., 2013.

Notary Public

My commission expires: 11.3.15.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of JANUARY, 2013.

MJ&B Properties, LLC

By: Mary P. Wilson

Title : Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for said County and State, duly commissioned and qualified, personally appeared Mary E. Wilson, Sole Member of MJ&B Properties, LLC, a Tennessee Limited Liability Company, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 31st day of Jan, 2013.

Candace Holloran
Notary Public

My Commission Expires: 11.3.15

NOTARY PUBLIC STATE OF TENNESSEE CANDACE HOLLORAN

Exhibit A

A CERTAIN TRACT OF LAND IN THE 11TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSE, BEING LOCATED IN THE SOUTHEAST INTERSECTION OF ROBINSON ROAD (AN 80' FOOT WIDE RIGHT-OF-WAY) AND MERRITT ROAD (A 40' FOOT WIDE RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN SMITH ASSOCIATES (RSA), LOCATED IN THE SOUTHWEST CORNER OF DR. RICHARD WAYNE SPENCER, OF RECORD IN INSTRUMENT NO. 20050630-0075493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. (R.O.D.C.,TN.), BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF SAID ROBINSON ROAD, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 20 SECONDS, A RADIUS OF 2043.67 FEET, AN ARC LENGTH OF 224.32 FEET, AND A CHORD OF NORTH 54 DEGREES 11 MINUTES 26 SECONDS WEST, 224.21 FEET;

THENCE, WITH THE NORTHERN RIGHT-OF-WAY OF SAID ROBINSON ROAD ALONG THE ABOVE DESCRIBED CURVE, 224.32 FEET TO IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 125 DEGREES 12 MINUTES 40 SECONDS, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 65.56 FEET, AND A CHORD OF NORTH 11 DEGREES 33 MINUTES 34 SECONDS EAST, 53.27 FEET;

THENCE, ALONG THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD FOR THE FOLLOWING FOUR CALLS: 1.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 65.56 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 29 MINUTES 34 SECONDS, A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 30.35 FEET, AND A CHORD OF NORTH 81 DEGREES 24 MINUTES 41 SECONDS EAST, 30.27 FEET; 2.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 30.35 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA; 3.) NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 51.02 FEET TO A P.K. NAIL (NEW), SAID NAIL BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES 46 MINUTES 37 SECONDS, A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 123.72 FEET, AND A CHORD OF NORTH 75 DEGREES 46 MINUTES 09 SECONDS EAST, 122.68 FEET; AND 4.) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 123.72 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY OF THE CSX RAILROAD (A 125' FOOT WIDE RIGHT-OF-WAY) AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 55 SECONDS, A RADIUS OF 2914.92 FEET, AN ARC LENGTH OF 109.32 FEET, AND A CHORD OF SOUTH 44 DEGREES 24 MINUTES 25 SECONDS EAST, 109.31 FEET;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID MERRITT ROAD, WITH THE SOUTHERN RIGHT-OF-WAY OF SAID CSX RAILROAD, AND ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 109.32 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RSA, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID SPENCER;

THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY OF SAID CSX RAILROAD AND WITH THE WESTERN LINE OF SAID SPENCER, SOUTH 36 DEGREES 41 MINUTES 35 SECONDS WEST, 176.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 36,051 SQUARE FEET OR 0.83 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES ACCORDING TO A SURVEY BY TAYLOR DILLEHAY, RLS #2597, WHOSE ADDRESS IS RAGAN SMITH ASSOCIATES, 315 WOODLAND STREET, NASHVILLE TN. 37206. PHONE 615.244.8591

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO M J & B PROPERTIES, LLC. OF RECORD IN INSTRUMENT NO. 20090210-0011483, R.O.D.C.,TN.