Return to:

Fidelity National Title Group
6840 Carothers Parkway
Suite 200
Franklin, Tennessee 37067

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owner:	Send Tax Bills to:	Property Identification
Family Dollar Stores of Tennessee, Inc. P. O. Box 1017 Charlotte, NC 28201-1017	-same-	Map 69-4, Parcel 29 and Map 69-4, Parcel 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DAVID E. SWETT, SR. and SWETT ENTERPRISES, LLC, a Tennessee limited liability company (the "Grantors") have this day bargained and sold, and do hereby convey and transfer to FAMILY DOLLARS STORES OF TENNESSEE, INC., a Tennessee corporation (the "Grantee"), its successors and assigns forever, two (2) certain tracts of real estate situated generally in Davidson County, Tennessee, and described more fully as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Block "BB" on the revised Map of Fairview Subdivision, as shown on plat of record in Plat Book 1130, page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David E. Swett, Sr. in Instrument 20030522-0070017, Register's Office for Davidson County, Tennessee. David E. Swett, Sr. is an unmarried person.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 1, on

BILL GARRETT, Davidson County
Trans:T20130034409 DEEDWARR
Recvd: 04/26/13 09:58 4 pgs
Fees:23.00 Taxes:1202.50
20130426-0041592

the Plan of Block "BB" on the revised Map of Fairview Subdivision, as shown on plat of record in Plat Book 1130, page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Swett Enterprises, LLC in Book 11298, Page 650, Register's Office for Davidson County, Tennessee.

The foregoing described two (2) tracts are subject to the following:

1. 2013 property taxes, a lien but not yet due and payable.

2. All matters, easements, covenants and rights of way of record affecting the subject property.

THIS IS improved property known generally as 4003 Clarksville Pike, Nashville, Tennessee.

TO HAVE and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns forever.

AND GRANTORS covenant that each of them is lawfully seized and possessed of the real estate being conveyed by him/it in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Each of the Grantors further covenants and binds himself/itself, and his/its heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantors have made this instrument, as of the 24th day of April, 2013.

GRANTORS:

DAVID E. SWETT, SR.

SWETT ENTERPRISES, LLC

By: _____
David E. Swett, Sr.
Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of April, 2013, before me personally appeared DAVID E. SWETT, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My commission expires:

May 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of April, 2013, before me personally appeared DAVID E. SWETT, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of SWETT ENTERPRISES, LLC, the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

May 3, 2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $325,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of April, 2013.

CLAIBORNE K. McLEMORE III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

May 3, 2016