Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Colonial Storage Centers III, Ltd. c/o James Pruett Suite 200 114 West Pioneer Parkway Arlington, TX 76013	Colonial Storage Centers III, Ltd. c/o James Pruett Suite 200 114 West Pioneer Parkway Arlington, TX 76013	134-0 248

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00) cash in hand paid and other valuable consideration, the receipt and sufficiency of which are acknowledged, EVSVS Associates, a Tennessee joint venture ("Grantor") has bargained and sold, and hereby transfers and conveys to Colonial Storage Centers III, Ltd., a Texas limited partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties.

2. Restrictive covenants of record in Book 5653, Page 11, in the Register's Office of Davidson County, Tennessee.

3. All easements or other matters shown on the plan of record in Book 5190, Page 710, in said Register's Office.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple;

that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Executed this 25th day of April, 1983.

EVSVS ASSOCIATES, a Tennessee Joint Venture

By: W. Gerald Ezell
Authorized Venturer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me Vera J. Thomas, a Notary Public of the State and County aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted, and who, upon oath, acknowledged him to be an authorized venturer of EVSVS Associates, the within named bargainor, a Tennessee joint venture, and that he as such authorized venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as authorized venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of April, 1983.

Vera J. Thomas
Notary Public

My Commission Expires: 2/23/85

VERA J. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TN

Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 26th day of April, 1983.

Notary Public
My commission Expires: 2-27-85

(Commission transferred to Davidson County from Washington County, Tennessee, effective 1/18/82).

DESCRIPTION:

EXHIBIT "A"

LAND in the First Civil District, 31st Councilmanic District, Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Two, Metroplex, of record in Book 5190, page 710, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a monument on the north margin of Metroplex Drive and being the southwest corner of said Lot, thence N 25° 53' 19" E 295.08 feet to a point; thence S 51° 55' 44" E 310.12 feet to an existing iron pin; thence S 54° 31' 56" E 144.66 feet to a fence corner; thence S 24° 49' 50" W 243.20 feet to an existing iron pin; thence S 74° 56' 09" W 224.70 feet to the north margin of Metroplex Drive; thence N 15° 51' 17" W 80.42 feet with said north margin of Metroplex Drive to a point; thence northwestwardly 264.81 feet with said north margin of Metroplex Drive and an intercepted arc to the left having a radius of 367.32 feet, a central angle of 41° 18' 21" and a tangent length of 138.45 feet, to the point of beginning, containing 3.44 acres, more or less.

BEING part of the same property conveyed to EVSVS Associates, a joint venture, by quitclaim deed from EVSV Associates, a joint venture, of record in Book 5977, page 353, Register's Office for Davidson County,Tennessee.

H 4 4 0 0 4

IDENTIF. REFERENCE

APR 26 10 24 AM '83

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6044 PAGE 319

RECEIVED OF_____

FOR_____

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
			300000.00- CO	
			780.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	792.50-
2870A04/26/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H44004.

IDENTIF. T. REFERENCE

APR 26 10 24 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944523