This Instrument Prepared By:

OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

W A R R A N T Y D E E D

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #:
Downtown Mini Storage, Ltd. 631 Second Avenue, South Nashville, TN 37210	Same	~~9314~~ 9315-156 ML

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy-Five Thousand and No/100 Dollars ($275,000.00), MESA, a partnership comprised of Michael F. Perkerson and Edward W. Singleton, has this day bargained and sold, and does hereby transfer and convey unto the said Downtown Mini Storage, Ltd., the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being Lots 71, 72 and part of Lot 70 on the Plan of Barrow Grove, as of record in Book "S," page 279, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. I:

Land in Davidson County, Tennessee, being the northerly 36 feet of Lot No. 72, on the Plan of Barrow Grove, as of record in Book "S," page 279, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of 5th Avenue, South, formerly Summer Street, and Ash Street; thence with the easterly margin of 5th Avenue, South, southwardly 36 feet; thence eastwardly 176 feet to the westerly margin of an alley; thence with said alley, northwardly 11 feet, more or less, to the southerly margin of Lafayette Street, as widened; thence with said Lafayette Street northwestwardly to the southerly margin of said Ash Street, thence with same, westwardly 147 feet, more or less, to the beginning.

TRACT NO. II:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 72 on the Plan of Barrow's Grove, as of record in Book "S," pages 279, 319, 612, and 697, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Fifth Avenue, South, (formerly Summer Street) at a point 71 feet southerly from the southerly margin of Troost

(formerly Ash) Street; thence easterly parallel with said street, 176 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 50 feet to the corner of Lots Nos. 71 and 72; thence westerly with the line between said two lots 176 feet to the easterly margin of Fifth Avenue, South; thence with the easterly margin of said Avenue, northerly 50 feet to the beginning.

TRACT NO. III:

Land in Davidson County, Tennessee, being the southerly 35 feet of the northerly 71 feet of Lot No. 72 on the Plan of Barrow Grove, as of record in Book "S," page 279, Register's Office for said County.

SAID part of Lot No. 72 fronts 35 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

TRACT NO. IV:

Tract No. 1: Land in Davidson County, Tennessee, being the northerly 33-1/3 feet of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

Said part of Lot No. 71 fronts 33-1/3 feet on the easterly side of 5th Avenue, South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly 27 feet of the northerly 60-1/2 feet of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

SAID part of Lot No. 71 fronts 27 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

Tract No. 3: Land in Davidson County, Tennessee, being the northerly 30 feet 6 inches of the southerly 60 feet 6 inches of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

SAID part of Lot No. 71 fronts 30 feet 6 inches on the easterly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

Tract No. 4: Land in Davidson County, Tennessee, being the northerly 60-1/2 feet of Lot No. 70 and the southerly 30 feet of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

SAID parts of Lots Nos. 70 and 71 front together 90-1/2 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and run back between parallel lines 176 feet to an alley.

ALL OF THE ABOVE BEING the same property conveyed to Mesa, a partnership comprised of Michael F. Perkerson and Edward W. Singleton, by deed from Commerce Union Bank of record in Book 5957, page 270, Register's Office for Davidson County, Tennessee.

This is improved property, known as 411 Lafayette Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor does hereby covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for an easement for fill slope adjacent to Lafayette Street and alley between Fourth and Fifth Avenues, South, having a maximum width of two feet as set out in decree in Minute Book 36, page 468, Third Circuit Court in case of City of Nashville v. African Methodist Episcopal Sunday School Union, et al., (Tract No. 1) and the metropolitan property taxes for 1985 which are prorated as of the day of sale.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 31st day of July, 1985.

MESA

By: Michael F. Perkerson
Michael F. Perkerson

Edward W. Singleton
Edward W. Singleton

BOOK 5818 PAGE 687

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seventy-Five Thousand and No/100 Dollars ($275,000.00).

Michael F. Perkerson

Michael F. Perkerson, Affiant

Subscribed and sworn to before me, this the 31st day of July, 1985.

D. Jefferson Herring

Notary Public

My Commission Expires:

1-26-88

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, D. JEFFERSON HERRING, a Notary Public in and for said County and State, Michael F. Perkerson and Edward W. Singleton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

J 2 4 8 5 7

IDENTIF. REFERENCE

JUL 31 11 20 AM '85

FELIX A. HILL JR. REGISTER DAVIDSON COUNTY TN

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1985.

D. Jefferson Herring

Notary Public

Commission Expires:

1-26-88

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE STATE OF TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 5518 PAGE 688

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			275000.00- CAMT.	
			715.00 CSTAX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK	727.50-
			2876A07/31/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 8 5 7

T

IDENTIF. REFERENCE

JUL 31 11 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 158954