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Address New Owner:	Map-Parcel Numbers:
Budgetel at White Bridge Road c/o Union Street Development 21st Floor, First American Ctr. Box 98 Nashville, TN 37238	91-14;155 91-14;156 91-14;157 91-14;158 91-14;159
Send Tax Bills To:	**Address of Mortgagee:**
Dominion Bank of Middle Tennessee 301 Union Street Nashville, TN 37201	Dominion Bank of Middle Tennessee 301 Union Street Nashville, TN 37201

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville Storage Malls Limited, a Tennessee Limited Partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Budgetel at White Bridge Road, a Tennessee Joint Venture (the "Grantee"), Grantee's (heirs) (successors) and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth in Exhibit B, attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $597,038.00.

Affiant

Subscribed and sworn to before me this 2nd day of July, 1987.

Notary Public
My Commission Expires: 9-17-88

This is unimproved property, located on White Bridge Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's (heirs) (successors) and assigns, forever.

And Grantor does covenant with the said Grantee that 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 hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of July, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nashville Storage Malls Limited,
a Tennessee Limited Partnership

By: Thomas Michael Patton
Thomas Michael Patton,
General Partner

By: Michael B Kruse
Michael B. Kruse,
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Julia M. Lofton, a Notary Public in and for the County and State aforesaid, personally appeared Thomas Michael Patton, 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 general partner of Nashville Storage Malls Limited, a limited partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of July, June, 1987.

Julia M. Lofton
Notary Public

My Commission Expires: 2-13-88

~~General Partner~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Julia M. Lofton, a Notary Public in and for the County and State aforesaid, personally appeared Michael B. Kruse, 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 general partner of Nashville Storage Malls Limited, a limited partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of July, June, 1987.

Julia M. Lofton
Notary Public

My Commission Expires: 2-13-88

EXHIBIT A
Property Description

Being part of Block 18 of the C. C. Vernon Subdivision in the eighth civil district of Davidson County, Tennessee, a plan of which is of record in Book 161, page 164, R.O.D.C.T., and described more particularly by metes and bounds as follows:

BEGINNING at an existing iron pin in the north right-of-way line of Lenox Avenue, said pin also being southeast corner of this tract and the southwest corner of the Harrison YN Yang and wife, property as recorded in Deed Book 6129, page 765, R.O.D.C.T.; thence along the north right-of-way line of said road south 62° 05' 39" west, 319.82 feet to an existing iron pin, said pin being the southwest corner of this tract and the southeast corner of the Huang Yang, Liang-Chan and wife as recorded in Deed Book 6773, page 839, R.O.D.C.T.; thence leaving said right-of-way line and with the east line of said property and the west line of this tract north 19° 58' 24" west, 276.34 feet to an iron pin set in the south line of a 16-foot alley, said pin being 0.26 feet northeast of an existing iron pin; thence with the south line of said alley north 61° 40' 07" east, 232.45 feet to an iron pin set in the west line of a 17-foot alley, said pin being 0.21 feet southwest of an existing iron pin; thence, with the west line of said alley south 27° 15' 08" east, 124.97 feet to an iron pin set in the south line of a 27-foot alley; thence with the south line of said alley north 64° 58' 04" east, 52.40 feet to an iron pin set; 1.72 feet southwest of an existing iron pin and passing an existing iron pin at 0.98 feet, said set iron pin being a north-east corner of this tract and the northwest corner of the Harrison YN Yang and wife property; thence with the west line of said property south 27° 15' 48" east, 147.84 feet to the point of beginning and containing 1.75 acres as per a survey by Kevin Tucker & Associates, Inc.

BEING the same property conveyed to Nashville Storage Malls Limited, by deed of record in Book 7075, page 762, R.O.D.C.T.

EXHIBIT B
Exceptions

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1. 1987 Taxes, not yet due and payable.

2. Easements of record in Book 4017, page 351 and Book 4192, page 192, Register's Office for Davidson County, Tennessee.

42549

IDENTIFICATION REFERENCE

JUL 2 3 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
			597038.00- CASH	
			1671.68 CHK	
			.50 RCD	
			15.00 MTG	
			CHECK 1673.18-	
			6239A07/02/87 SAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42549

IDENTIFICATION REFERENCE

JUL 2 3 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100490