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This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P.O. Box 2757
Nashville, TN 37219-0757

PURSUANT TO THE PROVISIONS OF SECTION 1146(c), TITLE 11, UNITED STATES CODE, THIS TRANSACTION IS EXEMPT FROM THE PAYMENT OF TRANSFER TAX. THIS INSTRUMENT IS MADE AND DELIVERED UNDER A BANKRUPTCY REORGANIZATION PLAN CONFIRMED UNDER SECTION 1129, TITLE 11, UNITED STATES CODE, SPECIFICALLY THE ORDER CONFIRMING PLAN ENTERED ON JUNE 19, 1992, IN THE CASE IN RE DOWNTOWN MINI STORAGE, LTD., CASE NO. 391-07943, CHAPTER 11, UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF TENNESSEE. PURSUANT TO SECTION 67-4-409(a)(5), TENNESSEE CODE ANNOTATED, NO OATH OF VALUE IS REQUIRED.

QUITCLAIM DEED

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Number
BC Associates c/o Burnam Realty, Inc. 1110 I-70 Drive, S.W. P.O. Box U Columbia, Missouri 65205	SAME	Map 93-15 Parcel 156

KNOW ALL MEN BY THESE PRESENTS that **DOWNTOWN MINI STORAGE, LTD., a Tennessee limited partnership**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has remised, released and forever quitclaims, transfers and conveys unto **BC ASSOCIATES, a Tennessee general partnership composed of Burnam Realty, Inc., a Missouri corporation, and Calton & Associates, Inc., a Florida corporation**, its successors and assigns, all of the undersigned's entire right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

This instrument and the interest hereby released, quitclaimed, transferred and conveyed is subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 1ST day of SEPTEMBER, 1992.

DOWNTOWN MINI STORAGE, LTD.,
a Tennessee limited partnership

By: Equity Capital Corporation,
General Partner

By: _____
Charles A. Ritzen, President

By: _____
Charles A. Ritzen, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES A. RITZEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1ST day of September, 1992.

_____
Notary Public

My Commission Expires: My Commission Expires JULY 22, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES A. RITZEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1ST day of September, 1992.

_____
Notary Public

My Commission Expires: My Commission Expires JULY 22, 1995

EXHIBIT A

Legal Description

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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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.

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Being the same property conveyed to Downtown Mini Storage, Ltd., by Warranty Deed from MESA, a partnership, of record in Book 6618, page 684, Register's Office for Davidson County, Tennessee.

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

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IDENTIFICATION REFERENCE

SEP 4 2 32 PM '96

RECORDERS MEMO
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