SUCCESSOR TRUSTEE'S DEED
AND QUITCLAIM BILL OF SALE

BOOK 8798 PAGE 659

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Mini-Storage, L.P. c/o Storage Concepts, Inc. Attn: Anna Teresa Patton, President 3100 West End Ave. Suite 385 Nashville, Tennessee 37203	NEW OWNER	42-12-010.01
This instrument prepared by: Boult, Cummings, Conners & Berry (JEM) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Edmund G. Bruchet and wife, Mary H. Bruchet, as Trustees of the Bruchet Trust, by that Deed of Trust, Assignment of Leases and Security Agreement (the "Deed of Trust") dated December 31, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the real property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Book 7440, page 117, Register's Office for Davidson County, Tennessee, and the Deed of Trust having been amended by that Assumption Agreement (Without Release) dated December 16, 1988, among Edmund G. Bruchet and wife, Mary H. Bruchet, National Stor-All, Inc. and Dominion Bank of Middle Tennessee (as corporate successor to Nashville City Bank and Trust Co.) being of record in Book 7731, page 723, said Register's Office; and

WHEREAS, John E. Murdock, III, has been appointed Successor Trustee (the "Successor Trustee") by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8772, page 726, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock noon (12:00 p.m.), November 30, 1992, at the Davidson County Courthouse, Nashville, Tennessee when and where Nashville Mini-Storage, L.P., a Tennessee limited partnership (the "Grantee"), became the last and highest bidder for cash at the price of Fifty Thousand and No/100 Dollars ($50,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, the Successor Trustee hereby conveys the Property to the Grantee and the Grantee's successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The State of Tennessee claims a lien against the Property pursuant to T.C.A. §67-1-1403 as set forth in that Notice of State Tax Lien of record in Book 8416, page 652, Register's Office for Davidson County, Tennessee. The notice required by T.C.A. §67-1-1433(b)(1) has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the notice provided to the State of Tennessee and the response is attached hereto as Exhibit B. The Property is subject to the right of the State of Tennessee to redeem the Property as more fully set forth in T.C.A. §67-1-1433(c)(1).

The Successor Trustee, in his capacity as such and not otherwise, hereby further conveys to the Grantee the following described personal property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same:

> All of the rights of National Stor-All, Inc., if any, in personal property located on or used in the operation of the above-described real property including, but not limited to, all goods, equipment, inventory, farm equipment, farm products and fixtures, and all contract rights, accounts and general intangibles pertaining to said property or National Stor-All, Inc.'s operation of an enterprise thereon (including, without limitation, rights under any maintenance or management contract(s) and the right to use any name associated with the property).

The Property and personal property described above are collectively referred to herein as the "Premises."

The Successor Trustee, in his capacity as such and not otherwise, warrants the title to the Premises to the Grantee and Grantee's successors and assigns, only against the lawful claims of all persons claiming by, through or under him. The Premises are sold "as is" and the Successor Trustee does not make any warranty as to the quality or quantity thereof. WITHOUT LIMITING THE FOREGOING, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS HEREBY DISCLAIMED.

The Premises are sold, subject to the encumbrances listed on Exhibit A hereto and any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 30th day of November, 1992.

JE Murdock III Successor Trustee
John E. Murdock, III, as Successor Trustee, and not otherwise

STATE OF DAVIDSON

COUNTY OF TENNESSEE

Personally appeared before me, James D. Hughey, a Notary Public in and for said County and State, the within named John E. Murdock, III, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1992.

James D. Hughey
Notary Public

My Commission Expires: May 20, 1995

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ Exempt.

Anna Teresa Patton
AFFIANT

Subscribed and sworn to before me this 30th day of November, 1992.

James D. Hughey
Notary Public

My Commission Expires: 5-28-95

WP/JDHSTDNMS.1

EXHIBIT A

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Division of the Gee Land, as of record in Book 332, page 74, Register's Office for said County, being parts of Lots Nos. 1, 2, 3 and 4 of Block "B" on the unrecorded subdivision of Lot No. 2 of the Gee Land, described according to a survey made by L. T. Cantrell and C. G. Creek, Surveyors, as follows:

Beginning on the northerly margin of Williams Avenue at a point 646 feet west of the westerly margin of the Gallatin Pike; thence with the northerly margin of the right-of-way of the L & N Railroad; thence with said right-of-way northwardly 222.4 feet to the southerly line of Lot No. 5 of said Block "B", thence with said line eastwardly 53.3 feet, more or less, to a point 142.3 feet west of the westerly margin of an unnamed street, now closed; thence southwardly 222.4 feet, more or less, to the beginning, and being further described according to a survey made by Frank Thurston, Surveyor, dated December 17, 1987 and revised December 23, 1987 as follows:

Beginning at an iron pin set in the north right-of-way of Williams Avenue, a fifty foot right-of-way and the east right-of-way of the L & N Railroad; thence with and along the east right-of-way of the L & N Railroad N 17° 36' 46" E, 225.98 feet to an iron pin set in the east right-of-way of the L & N Railroad; thence leaving said L & N Railroad right-of-way S 79° 59' 20" E, 42.7 feet to an iron pin; thence S 11° 17' 08" W, 222.06 feet to an iron pin in the north right-of-way of Williams Avenue; thence with and along the north right-of-way of Williams Avenue N 81° 40' 05" W, 67.69 feet to the point of beginning.

Being the same property conveyed by deed of record in Book 7731, page 690, said Register's Office.

Encumbrances

1. All matters shown on the Plan recorded in Book 322, page 74, Register's Office for Davidson County, Tennessee.

WP:JDHEXANMS.1

EXHIBIT B

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LAW OFFICES

BOULT, CUMMINGS, CONNERS & BERRY

222 THIRD AVENUE NORTH

P. O. BOX 198062

NASHVILLE, TENNESSEE 37219

TELEPHONE (615) 244-2582

TELECOPIER (615) 252-2380
TELEX 882980

WRITER'S DIRECT DIAL NUMBER

(615) 252-2328

November 4, 1992

REBER BOULT
JOHN T. CONNERS, JR.
JAMES I. VANCE BERRY
ROBERT PAIGE THOMAS
DAVIS H. CARR
LEW CONNER
THOMAS B. CLARK
MICHEL G. KAPLAN
LARRY T. THRAILKILL
J. GREER CUMMINGS, JR.
E. BERRY HOLT III
RICHARD F. WARREN, JR.
KENNETH H. KING, JR.
JOE M. GOODMAN
PETER H. CURRY
ROBERT S. PATTERSON
JOSEPH W. GIBBS
J. THOMAS TRENT, JR.
PATRICK L. ALEXANDER
JOHN W. TITUS
DANIEL R. LOFTUS
CHRISTOPHER HARRIS
GORDON EARLE NICHOLS
JOHN A. DAY
SAMUEL D. LIPSHIE
JOHN E. MURDOCK III
MICHAEL D. BRENT
CHARLES W. McELROY
WILLIAM D. LEADER, JR.
PAUL A. ALEXIS
ANDREA C. BARACH
WILLIAM L. NORTON III
A. J. SHARENBERGER III
ROBERT E. WOOD
STEVEN L. GILL
MICHAEL J. HARBERS
STEVEN K. WOOD
GAIL G. GREENFIELD
DAVID K. TAYLOR
PATRICIA HEAD MOSKAL
DANIEL P. SMITH
MATTHEW C. LONERGAN
THOMAS LEWIS NELSON
CHARLES B. SANGER
JEFFREY S. BIVINS
EUGENE N. BULSO, JR.
ANN PELDO CARGILE
JOHN R. HAYNES
ERNEST B. WILLIAMS IV
PHILIP N. JETT
ROGER G. JONES
KIM A. McMILLAN
L. MARK DYER
CHARLOTTE U. FLEMING
J. B. HARDCASTLE, JR.
LYNN E. MILLER
DEBORAH R. HAYES
JAMES W. ELROD
ROGER G. SISSON
THOR Y. URNESS
CHRISTOPHER D. CLARK
SCOTT K. HAYNES
CASEY F. WILSON
CATHERINE MARKS
JOHN M. SCANNAPIECO
BRADLEY C. SKIDMORE
STEPHEN F. PELUSO
CHRISTY L. COLE
GEORGE H. NOLAN
KEVIN T. SOMMERS
BRIDGETT A. WOHLPART
CARLA G. FOX

JOSEPH G. CUMMINGS
(1917-1988)

Director, Tax Enforcement Division
Tennessee Department of Revenue
1320 Andrew Jackson Building
P. O. Box 198333
Nashville, Tennessee 37219

Re: **National Store-All, Inc./Lien I.D. 91218004**

Ladies and Gentlemen:

We represent Dominion Bank of Middle Tennessee, and are writing to advise you that, upon instructions from our client, we will commence foreclosure proceedings immediately on the property described in the exhibit attached hereto.

1. NAME AND ADDRESS OF PERSON SUBMITTING NOTICE:

Deborah K. Hayes
Boult, Cummings, Conners & Berry
222 Third Avenue North
Nashville, Tennessee 37201

Telephone: (615) 252-2328

2. NOTICE OF TAX LIEN: A copy of the tax lien of record in Book 8416, page 652, Register's Office for Davidson County, Tennessee, is attached containing the name and address of taxpayer, and date and place notice of lien was filed.

3. DESCRIPTION AND LOCATION OF PROPERTY: The property subject to foreclosure is described in the notices of foreclosure sale enclosed herewith. The property is located in Davidson County, Tennessee.

4. SALE DATE, TIME, PLACE AND TERMS: The property will be sold by public sale on the 30th day of November, 1992, at 12:00 p.m. and 12:20 p.m. at the Davidson County Courthouse, to the highest bidder for cash.

5. DESCRIPTION OF DEBT AND SALE EXPENSES: As of November 4, 1992, the approximate amount of the obligation secured by the Deeds of Trust being foreclosed upon, including interest, is $5,455,517.55. The per diem rate of interest for every day after this date is $1,121.75. The foreclosure expenses, including advertising expenses and legal expenses chargeable against the sale proceeds, are estimated to be approximately $25,000.00.

Please acknowledge the enclosed copy of this notice and return with our messenger.

If you require any additional information with respect to this matter, please advise.

Very truly yours,

BOULT, CUMMINGS, CONNERS & BERRY

By: Deborah K. Hayes

wp/jdhltrir

cc: Frank E. Proffitt
John E. Murdock III

EXHIBIT B

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

BOOK 8798 PAGE 666

November 17, 1992

Ms. Deborah K. Hayes
Boult, Cummings, Conners & Berry
P.O. Box 198062
Nashville, Tennessee 37219

Re: Foreclosure Sale of Property Owned by
National Store-All, Inc.
Account number: 2-621376349-000-0

Dear Mr. Hayes,

This is in reference to your letter dated November 4, 1992 concerning a foreclosure sale of property owned by National Store-All, Inc.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of December 30, 1992 is $37,551.98.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

6 8 6 8 3.

IDENTIFICATION REFERENCE
NOV 30 2 21 PM '92
DAVIDSON COUNTY, TN

1505 12/30 0101 03CHECK 218.00

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
				CAMT 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 32.00
				TOTAL 218.00
				CHECK 218.00
11/30/92	01			14:20 0001 1605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68683

IDENTIFICATION REFERENCE

Nov 30 2 21 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 595316