Box 28

BOOK 9162 PAGE 202

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

General Mills Restaurants, Inc.
P.O. Box 593330 Same 163-P/O 77
Orlando, FL 32859-3330

This instrument prepared by: Neal & Harwell, 2000 First Union Tower, 150 Fourth Avenue, North, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

STORAGE ASSOCIATES, L.P., a Tennessee limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto General Mills Restaurants, Inc. ("Grantee") in fee simple, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES AS DEFINED IN THE PURCHASE AND SALE AGREEMENT PURSUANT TO WHICH THIS DEED IS DELIVERED, OR AS OTHERWISE DEFINED BY LAW, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

89153
IDENTIF. ↑ REFERENCE

93 NOV 23 PM 2:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2137 11/23 0101 03CHECK 3258.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

-SPECIAL WARRANTY DEED-
NASHVILLE, TN
JOB #94-Y-032

BOOK 9162 PAGE 203

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 23 day of Nov, 1993.

STORAGE ASSOCIATES, L.P.
BY: Storage Concepts, Inc., General Partner

By: Anna Teresa Patton
Name:
Title: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Jo Ann Smith, a Notary Public in and for the County and State aforesaid, personally appeared Anna Teresa Patton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of Storage Concepts, Inc., a corporation and a general partner of Storage Associates, L.P., and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as general partner of Storage Associates, L.P. by herself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 23rd day of November, 1993.

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires:

1/22/95

-SPECIAL WARRANTY DEED-
NASHVILLE, TN
JOB #94-Y-032

BOOK 9162 PAGE 204

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $875,000.

Anna Teresa Patton
Affiant

Subscribed and sworn to before me, this the 23rd day of November, 1993.

Notary Public

My Commission Expires: 1/22/95

AGREED TO AND ACCEPTED BY GRANTEE:

GENERAL MILLS RESTAURANTS, INC.

By:
Name: Richard D. Halterman
Title: Senior Vice President

STATE OF FLORIDA)
COUNTY OF ORANGE)

Before me, Diane Cleversey, a Notary Public in and for the County and State aforesaid, personally appeared Richard D. Halterman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged ____ to be the Senior Vice President of General Mills Restaurants, Inc., a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation. ~~by _____ as _____~~.

WITNESS my hand and seal, at ~~office in~~ Orlando, Orange County, FL, this the 19th day of November, 1993.

e:\wp2\amresco\genmil.ded

Diane Cleversey
Notary Public

OFFICIAL SEAL
DIANE CLEVERSEY
My Commission Expires
May 15, 1997
Comm. No. CC 281516

SURVEYOR'S DESCRIPTION BOOK 9162 PAGE 205

Resubdivision Lot No. 1
Bell Ridge Commons
Lot Three

Being a parcel of land in Nashville, First Civil District, Thirty-First Councilmanic District, Davidson County, Tennessee, located on the north side of Bell Road, west of I-24 and being Lot Three on the plan of the Resubdivision of Lot One, Bell Ridge Commons, as of record in Book 7900 Page 614, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Bell Road, said point being 775.9 feet more or less west of the westerly right-of-way line of Cane Ridge Road as measured along said northerly right-of-way of Bell Road;

THENCE, with said northerly right-of-way of Bell Road, N 88° 52' 57" W, 217.00 feet to the southwest corner of the herein described lot;

THENCE, leaving the northerly right-of-way line of Bell Road and following the easterly line of Lot One, N 06° 13' 39" W, 200.52 feet to the northwest corner the herein described lot;

THENCE, with the northerly line of the herein described lot, N 81° 07' 03" E, 56.00 feet to a point;

THENCE, N 10° 45' 48" E, 12.55 feet to a point;

THENCE, S 89° 14' 24" E, 165.00 feet to a point in the westerly line of Suman B Patel, et ux, as of record in Book 8116, Page 824, R.O.D.C.;

THENCE, with the westerly line of Suman B. Patel, et ux, S 00° 45' 36" W, 222.00 feet to the point of beginning.

Containing 45,835 square feet or 1.05 acres more or less.

The above-mentioned description is subject to all matters as shown on the plan of the Resubdivision Lot One, Bell Ridge Commons, prepared by Barge, Waggoner, Sumner and Cannon as of record in Book 7900, Page 614, R.O.D.C.

October 20, 1993
File 10770-05



Being a portion of the real property conveyed to Storage Associates, L.P. by deed from Commerce Trading Corporation of record in Book 9162, page 193, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 1994 and subsequent years.

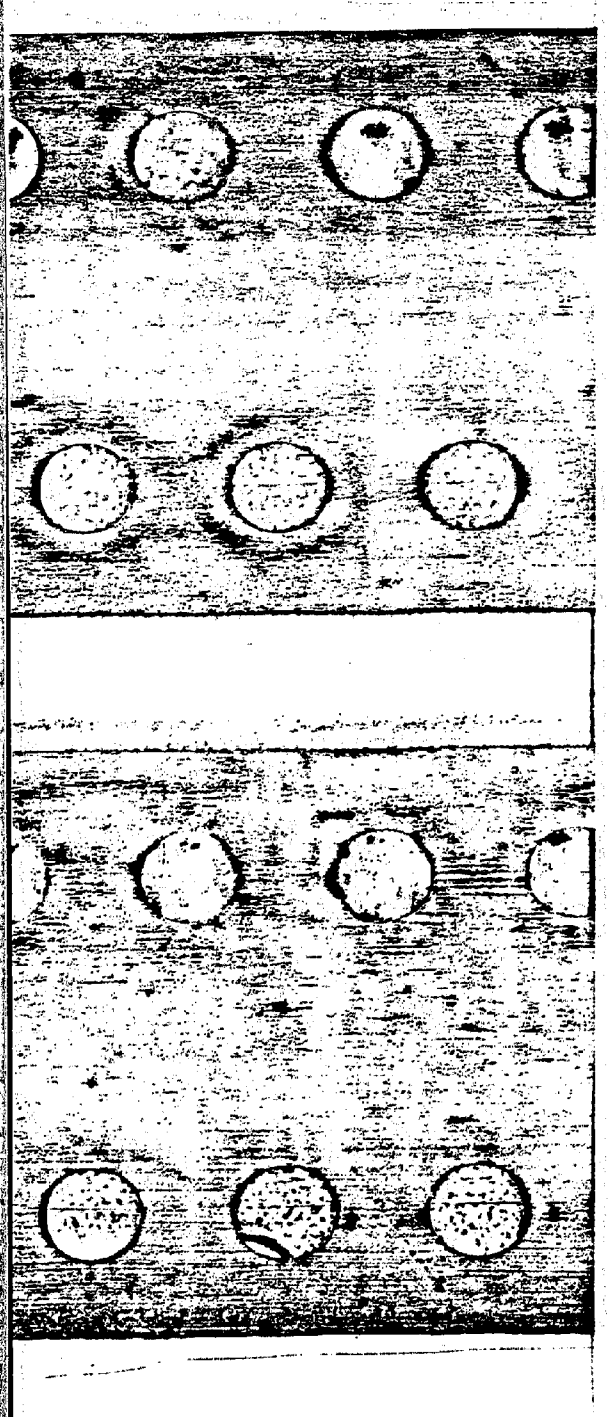
2. Matters shown on the Plan of record in Book 7900, page 614, Register's Office for Davidson County, Tennessee.

3. Subject to the terms and conditions set out in the Reciprocal Easements and Operation Agreement by and between Trion Properties, Inc., a Georgia corporation and The Home Depot, Inc., a Delaware corporation, of record in Book 7640, page 169, Register's Office for Davidson County, Tennessee.

4. Subject to the terms and conditions set out in the Development Agreement by and between Trion Properties, Inc., a Georgia corporation and The Home Depot, Inc., a Delaware corporation, of record in Book 7640, page 196, Register's Office for Davidson County, Tennessee.

5. Subject to the terms, conditions and easements set out in the Easements and Restrictive Covenants Agreement by and between Storage Associates, L.P., a Tennessee limited partnership and General Mills Restaurants, Inc., a Florida corporation of record in Book 9123, page 900, and re-recorded in Book 9162 page 208.

6. All matters shown on the survey by Mark E. Sawyer of Barge, Waggoner, Sumner and Cannon, R.L.S. No. 1649, dated September 3, 1993, Job No. 10770-4.



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

RECEIVED OF _____

FOR _____

BOOK 9162 PAGE 207

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
875000.00
CON TX 3237.50
PRFEE 1.00
WDEED 20.00
TOTAL 3258.50
CHECK 3258.50
11/23/93 01 15:00 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89153
IDENTIF. ↑ REFERENCE

93 NOV 23 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 725863