BOOK 9189 PAGE 298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Murfreesboro Road Storage II, a California General Partnership, consisting of Frank DeMarco, Jr., & Robert F. Rickerl, partners	SAME	106-07-0-077.00
899 EL CENTRO ST SUITE 201 ~~145 Pasadena Avenue~~	SAME	
(Street Address or Route No.)	(Street Address)	
South Pasadena, CA 91030	SAME	
(City) (State) (Zip Code)	(City) (State) (Zip)	

(Name) (Name)

PICK-UP

93 DEC 16 PM 1:33
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 97581

DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Small Business Administration, an Agency of the United States of America pursuant to 15 U. S. C. §631, et seq., does hereby bargain, sell and convey unto Murfreesboro Road Storage II, a California General Partnership consisting of Frank DeMarco, Jr., partner, and Robert F. Rickerl, partner, its successors and assigns, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the same unto the said Murfreesboro Road Storage II, a California General Partnership consisting of Frank DeMarco, Jr., partner, and Robert F. Rickerl, partner, its successors and assigns, forever; provided, however, that this conveyance is made and given upon the express condition that it is without representation, warranty or recourse, express or implied, upon the said Small Business Administration, which conveys all of its right, title and interest in and to the aforedescribed property acquired pursuant to Substitute Trustee's Deed of record in Book 8624, page 649, Register's Office, Davidson County, Tennessee, this conveyance being subject to unpaid ad valorem taxes, if any, outstanding against said property.

THIS INSTRUMENT PREPARED BY:
RICHARD L. CUMMINGS, ATTORNEY
SMALL BUSINESS ADMINISTRATION
50 VANTAGE WAY, SUITE 201
NASHVILLE, TENNESSEE 37228

IN WITNESS WHEREOF, Small Business Administration has caused this instrument to be executed by W. Clinton Smith, Deputy District Director, Nashville District Office, Nashville, Tennessee, pursuant to the authority contained in 47 Federal Register 2305, the contents of which publication are to be judicially noticed pursuant to 44 United States Code Annotated 1507.

Dated: November 22, 1993.

SMALL BUSINESS ADMINISTRATION

BY: W Clint Smith
W. Clinton Smith
Deputy District Director
Nashville District Office
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. Clinton Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Deputy District Director, Nashville District Office, Small Business Administration, the within named bargainor, an Agency of the United States, and that he as such Deputy District Director, being authorized so to do, executed and delivered the foregoing Deed for the purposes therein expressed by signing the name of the Small Business Administration by himself as Deputy District Director, Nashville District Office, Nashville, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, on this 22nd day of November, 1993.

Alice Longley
Notary Public

My Commission Expires: 5/24/97

The actual consideration for this transfer, or true value of the property transferred, whichever is greater, is $ 300,000.00.

David H. Smith
Affiant

Sworn to and subscribed before me on this 16 day of Dec., 1993.

B Edwards - Dep. Reg.
Notary Public

~~My Commission Expires:~~ _____

EXHIBIT "A"
DESCRIPTION OF REAL ESTATE

BEING land in the First, formerly Third, Civil District, Nashville, Davidson County, Tennessee, and being described according to a survey by George Anton, dated December 13, 1989, more particularly described as follows:

BEGINNING at a concrete monument in the north margin of Murfreesboro Pike, said monument being located 820.2 feet, more or less, northwesterly from the center line of Millwood Drive and further being the southeast corner of the property of Byrd D. Cain, Jr., Trustee, as recorded in Book 5000, Page 85, Register's Office, Davidson County, Tennessee; thence with Cain's east line North 35 degrees 11 minutes 11 seconds East 245.50 feet; thence South 54 degrees 54 minutes 40 seconds East 172.91 feet to a point in the westerly line of Jim P. Demos; thence with said westerly line South 35 degrees 12 minutes 14 seconds West 222.57 feet; thence South 44 degrees 15 minutes West 50.16 feet to a point in the northerly margin of Murfreesboro Road; thence with said Road, North 45 degrees 45 minutes West 167.05 feet to the point of beginning.

This is improved property known as: 900 Murfreesboro Road and contains 1.02 acres more or less; being the same property conveyed to Panama Red's of Murfreesboro Road, Inc. by deed from Taco Bell Corp., a California corporation, of record in Book 8011, page 386, Register's Office for Davidson County, Tennessee.

4930 12/16 0101 03CHECK 1123.00

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

RECEIVED OF _____

FOR _____

BOOK 9189 PAGE 301

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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	300000.00
			CON TX	1110.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1123.00
			CHECK	1123.00
12/16/93	01		13:34 0001	4930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97581
IDENTIF. # REFERENCE

93 DEC 16 PM 1:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 734920