BOOK 9290 PAGE 906

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198645
Nashville, Tennessee 37219-8645

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
SUSA PARTNERSHIP, L.P. c/o Storage USA, Inc. 889 Ridge Lake Blvd. Suite 105 Memphis, TN 38120	Same	Map 134 Parcels 114 207, 187 and 115 (to be combined)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, James E. Freeman, Trustee, a resident of Davidson County, Tennessee (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto SUSA PARTNERSHIP, L.P., (hereinafter referred to as the "Grantees") and to the said Grantees' heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the survey of Walter Davidson and Associates dated December 18, 1993; and (3) Utility Easement recorded in Book 3015, page 497, said Register's Office. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantees and to the said Grantees' heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 19th day of January, 1994.

JAMES E. FREEMAN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, [illegible] a Notary Public in and for the County and State aforesaid, personally appeared James E. Freeman, Trustee, with whom I am personally acquainted, the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of January, 1994.

Jacky Odette Kingsley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Three Million Twenty-Five Thousand Dollars ($3,025,000.00) and no other monetary consideration.

Mary Lu Lemmons
AFFIANT

Sworn to and subscribed before me this 21st day of March, 1994.

Edith Love
NOTARY PUBLIC

My commission expires:

7-19-95

" OFFICIAL SEAL "
EDITH LOVE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/19/95

j:\freeman\warranty.dee

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

EXHIBIT A BOOK 9290 PAGE 908

A parcel of land located on Antioch Pike in the 28th Councilmanic District of Nashville, Tennessee being further described according to a survey by Walter Davidson and Associates as follows:

Beginning at an iron rod in Eastern right of way of Antioch Pike said iron rod being the northwestern corner of the Property conveyed to D.H. Peppers as of record in Book 6371, page 487, R.O.D.C.T. (Formerly School Site) thence with the said right of way North 46 degrees 29 minutes 16 seconds West a distance of 53714 feet to a concrete monument; thence, North 46 degrees 42 minutes 41 seconds West a distance of 125.61 feet to an iron rod at the common corner with T.W. Frierson Construction Co. as of record in Book 7707, page 100 R.O.D.C.T.; thence, with the common line with Frierson North 39 degrees 20 minutes 20 seconds East a distance of 335.78 feet, to an iron rod on the western right of way of CSX Railroad as shown on Right of Way and Tract Map No. 150 by Nashville, Chattanooga and St. Louis Railroad dated June 30, 1916; thence, with said railroad right of way, along the arc of a curve to the right, said curve having a radius of 2,815.00 feet, arc length of 283.59 feet, central angle of 005 degrees 46 minutes 19 seconds, a chord bearing of South 59 degrees 42 minutes 04 seconds East and a chord length of 283.47 feet; thence continuing with said railroad right of way South 50 degrees 53 minutes 14 seconds East a distance of 463.09 feet to the common corner with Radclift Investment Corp. as of record in Book 8112 page 204 R.O.D.C.T. and Red Arrow Delivery Service Co. Inc. as of record in Book 8420, page 874 R.O.D.C.T., thence with the common line with Radclift Investment Corp South 38 degrees 30 minutes 59 seconds West a distance of 219.60 feet to an iron rod in the Eastern line of Peppers as described above; thence with the common line with Peppers North 45 degrees 57 minutes 28 seconds West a distance of 88.96 feet; thence South 38 degrees 25 minutes 00 seconds West a distance of 217.63 feet to the point of beginning. The above described parcel contains 279,432.75 feet or 6.415 acres more or less.

Being the same property conveyed to James E. Freeman, Trustee by Deed from Peter K. Ferguson, Jr. and wife, Louise Ferguson of record in Book 6359, page 33, and rerecorded in Book 6368, page 640, Register's Office for Davidson County, Tennessee and conveyed to James E. Freeman, Trustee, by Deed from Ghertner-Patterson Company of record in Book 4689, page 95, said Register's Office, and quitclaimed from James E. Freeman, Trustee to John R. Parker, Trustee to James E. Freeman, Trustee by Quitclaim Deed of record in Book 5091, page 513, said Register's Office, and conveyed to James E. Freeman, Trustee, by Deed from Ghertner-Patterson Company of record in Book 4689, page 95, said Register's Office, and quitclaimed from James E. Freeman, Trustee to John R. Parker, Trustee to James E. Freeman , Trustee by Quitclaim Deed of record in Book 5091, page 515, said Register's Office, and conveyed to

James E. Freeman, Trustee, by Deeds from Ghertner-Patterson Company of record in Book 4689, page 95, and Book 4746, page 450, said Register's Office, and quitclaimed from James E. Freeman, Trustee to John R. Parker, Trustee to James E. Freeman, Trustee by Quitclaim Deed of record in Book 5991, page 517, said Register's Office.

32126

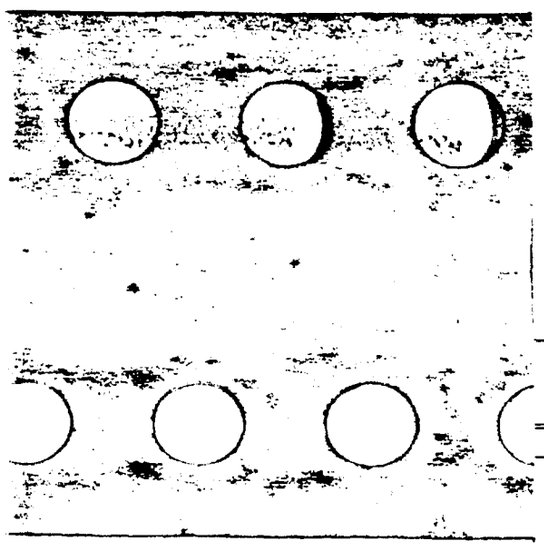
IDENTIF. A REFERENCE

94 MAR 28 AM 10: 18

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

5525 03/28 2:01 33CHECK 11209.50

c:\freeman\exhibit.a



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

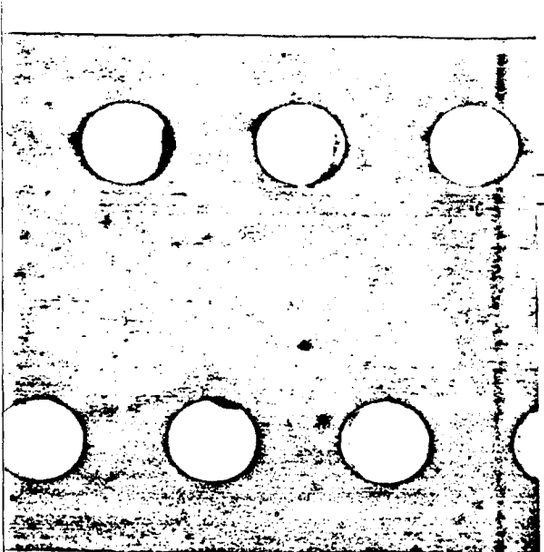
RECEIVED OF _____

FOR _____

BOOK 9290 PAGE 910

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
3025000.00
CON TX 11192.50
PRFEE 1.00
WDEED 16.00
TOTAL 11209.50
11209.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/94 01 10:19 0001 6525

32126
IDENTIF. ↑ REFERENCE

94 MAR 28 AM 10: 18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 771830