BOOK 9516PG428

07606

IDENTIF. & REFERENCE

94 NOV -9 PM 2:03

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198768
Nashville, Tennessee 37219-8768

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Shurgard-Freeman Hermitage Joint venture 109 Fairfax Avenue Nashville, Tennessee 37203	Same	Map 86 Parcel 155

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, Sr., an individual resident of Tennessee (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Shurgard-Freeman Hermitage Joint Venture, a Tennessee Joint Venture Partnership, the venturers of which are Shurgard Storage Centers, Inc., a Delaware corporation and FreeGard Partners II, a Tennessee general partnership composed of Freeman Management Corporation, a Tennessee corporation, James E. Freeman, Sr. and Brian K. Dixon, both individuals (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) Metro taxes for 1994, a lien, but not yet due and payable; (2) Permanent Utility Easement granted to the Electric Power Board of Metropolitan Government of record in Book 5684, page 983, said Register's Office; (3) Lack of direct access to Interstate 40, the same having been conveyed by instrument of record in Book 3345, pages 534, 531 and 532, said Register's Office; (4) Easement to cut and maintain an outlet ditch as set forth in deed of record in Book 3345, pages 534, 532 and 532, said Register's Office; (5) Permanent Drainage Easement, Temporary Slope and Construction Easements as contained in the instrument of record in Book 7687, page 349, as corrected in Book 7866, page 310, said Register's Office; (6) Any rights for ingress and egress

conveyed in the Deed of record in Book 7687, page 344, as corrected in Book 7866, page 304, said Register's Office; (7) Easement for the flow of any lake, pond or creek; (8) All matters shown on the survey by Walter Davidson & Associates, RLS No. 1401, dated October 31, 1994, Job No. 9302; (9) All matters shown on the final plat of The Gateway of Hermitage of record at Book 7900, page 751, Register's Office for Davidson County; (10) Deed of Trust in favor of Guaranty Title Company for the benefit of First American National Bank securing indebtedness as therein in the original principal amount of $1,667,000.00 recorded in Book 9408, page 950, Register's Office for Davidson County as to a portion of the property being Lot 1 on the plat of the Gateway of Hermitage of record in Book 2900, page 751, Register's Office for Davidson County, Tennessee. Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 9th day of November, 1994.

James E. Freeman, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Notary Public, a Notary Public in and for the County and State aforesaid, personally appeared James E. Freeman, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 9th day of ~~October~~ November, 1994.

Notary Public

My commission expires:
8/29/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is One Million Fourteen Thousand Thirty-Eight and 00/100 Dollars ($1,014,038.00) and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 9th day of November 1994.

NOTARY PUBLIC

My commission expires:
3-20-98

c:\freeman\hermitage\warranty.004

EXHIBIT A

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the south by Interstate Highway 40, on the north by Central Pike, on the west by T.D.O.T. Flyover Ramp and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Central Pike being 240 feet, more or less, west of the westerly margin of Old Hickory Boulevard and being the northeast corner of herein described property;

Thence, leaving said margin, with the west line of Kyriankos of record in Deed Book 6856, page 390, R.O.D.C., S04 36 33W, 304.70 feet to an iron pin;

Thence, with the north line of Shankerhai Patel of record in Deed Book 6944, page 754, R.O.D.C., S84 06 46W, 330.61 feet to an iron pin;

Thence, with the west line of said Patel and Allen and Fulcher, of record in Deed Book 8258, Page 264, R.O.D.C., S06 18 16E, 986.51 feet to a point in the northerly margin of I-40;

Thence, with said margin S61 44 00W, 34.71 feet to a point;

Thence, with said margin and a curve concave to the south having a radius of 5879.58 feet, a central angle of 06 31 58, and a chord of S73 47 27W, 670.03 feet for an arc lenght of 670.39 feet to an iron pin;

Thence, N19 31 29W, 49.98 feet to an iron pin;

Thence, with a curve concave to the south having a radius of 5929.58 feet, a central angle of 0 15 54 and a chord of S70 21 05 W, 27.43 feet for an arc length of 27.43 feet to an iron pin;

Thence with the easterly margin of Flyover Ramp "M" the following calls:

N14 58 29E, 270.07 feet to an iron pin;
N10 56 43E, 894.94 feet to an iron pin;
N20 47 28E, 151.56 feet to an iron pin;
N04 21 29E, 186.96 feet to an iron pin;
N 55 28 55E, 111.91 feet to an iron pin in the southerly margin of Central Pike;

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Thence, with said southerly margin the following calls:

N81 21 06 E, 105.04 feet to an iron pin;

With a curve concave to the south having a radius of 776.51 feet, a central angle of 23 47 51, and a chord of S86 042 52E, 320.21 feet for an arc length of 322.52 feet to an iron pin;

S74 48 49E, 49.42 feet to an iron pin;

With a curve concave to the south having a radius of 674.20 feet, a central angle of 8 06 27, and a chord of S70 36 13E, 95.32 feet for an arc length of 95.40 feet to the point of beginning, containing 825,372 square feet or 18.95 acres, more or less.

Being the same property conveyed to James E. Freeman, Sr. by CMC Limited Partnership, a Tennessee limited partnership by deed of record in Book 9468, page 59, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

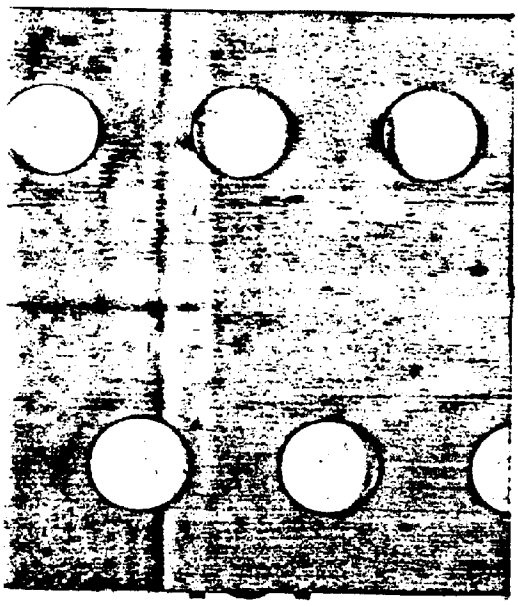
RECEIVED OF _____

FOR _____

BOOK 9516 PG 432

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 1014038.00
CON TX 3751.94
PRFEE 1.00
WDEED 16.00
TOTAL 3768.94
CHECK 3768.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/09/94 15:03 0001 2562

07606
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852666