BK 3

#29 424 METROPLEX DRIVE
NASHVILLE, TENNESSEE

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Storage Trust Properties, L.P. 2407 Rangeline P. O. Box U Columbia, Missouri 65205	NEW OWNER	134-248.00
This document prepared by: Novakov, Davidson & Flynn, A Professional Corporation 750 N. St. Paul St., Ste. 2000, Dallas, Texas 75201-3286		

SPECIAL WARRANTY DEED

BOOK 9552 PG 284

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Colonial Storage Centers III, Ltd., a Texas limited partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to Storage Trust Properties, L.P., a Delaware limited partnership ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the items set forth in Exhibit "B" attached hereto.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

STATE OF ~~TEXAS~~ ILLINOIS

COUNTY OF ~~DALLAS~~ COOK

The actual consideration or value, whichever is greater, for this transfer is $ 1,070,000.00 .

Affiant

Subscribed and sworn to before me this 26th day of October, 1994.

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

Notary Public
My Commission Expires: 7-19-95

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed to be effective this 25th day of October, 1994.

COLONIAL STORAGE CENTERS III, LTD., a Texas limited partnership

By: Colonial Storage Centers Group III, a Texas partnership, General Partner

By: James R. Pruett, Inc., a Texas corporation, Managing Partner

By: _____
James R. Pruett, President

This is improved property, known as 424 Metroplex Drive, Nashville, Tennessee.

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James R. Pruett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of James R. Pruett, Inc., a Texas corporation in its capacity as Managing Partner for Colonial Storage Centers Group III, a Texas partnership in its capacity as General Partner for Colonial Storage Centers III, Ltd., a Texas limited partnership, the within named bargainor, a limited partnership, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of James R. Pruett, Inc., in its capacity as Managing Partner for Colonial Storage Centers Group III, in its capacity as General Partner for the limited partnership.

Witness my hand and seal, at office in Dallas, Texas this the 25th day of October, 1994.

CHERYL T. LONG
Notary Public, State of Texas
My Commission Expires 4-01-97

Cheryl T. Long
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

Property Description

A tract of land in the 28th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being Lot Number 3 on the plan Of Section Two, Metroplex of record in plat book 5190, page 710, R.O.D.C., Tennessee and being more particularly described as follows:

Beginnning at an existing iron pin on the northeasterly right-of-way line of Metroplex Drive and being the southwest corner of this lot and the southeasterly corner of the Walter G. Knestrick property as recorded in deed book 5660, page 298, R.O.D.C., Tennessee; Thence,

1. With the southeasterly line of Knestrick, N26°10'36"E, 295.55 feet (N25°53'19"E, 295.08 feet, deed) to an iron pin set in the southwesterly line of the Thomas E. Williams, Et Ux property as recorded in deed book 8945, page 645, R.O.D.C., Tennessee; Thence,

2. With the southwesterly line of Williams and the J.R. Batson, Et Ux property as recorded in deed book 2990, page 145, R.O.D.C., Tennessee and Gentry Phillips as recorded in deed book 2278, page 161, R.O.D.C., Tennessee, S51°55'44"E, 309.92 feet (S51°55'44"E, 310.12 feet, deed) to an existing iron pin; Thence,

3. Continuing with Phillips southwesterly line, S53°56'41"E, 144.66 feet (S54°31'56"E, 144.66' deed), to an iron pin set at the northwesterly corner of the Wheeler Cemetery as recorded in deed book 220, page 446, R.O.D.C., Tennessee; Thence,

4. With the westerly line of the Wheeler Cemetery, S25°26'12"W, 243.20 feet (S24°49'50"W, 243.20' deed), to an existing iron pin in the northerly line of the M6, L.P. property as recorded in deed book 8333, page 715, R.O.D.C., Tennessee and also being shown as Lot 3.1 on the plan of Section Two, Metroplex, as of record in plat book 5190, page 710, R.O.D.C., Tennessee ;Thence,

5. With the northerly line of Lot 3.1, S74°51'34"W, 224.74 feet (S74°56'09"W, 224.70 feet, deed) to an existing iron pin on the easterly right-of-way line of Metroplex Drive; Thence,

6. With said road, N14°52'58"W, 80.37 feet (N15°51'17"W, 80.42 feet, deed) to an existing iron pin; Thence,

7. Northwesterly with said road, 264.70 feet (264.81 feet, deed) with a curve to the left that has a radius 367.32 feet to the point of beginning, said curve has a chord bearing and distance of N35°11'39"W, 259.01 feet.

This tract contains 148,273 square feet or 3.404 acres more or less (3.44 acres more or less, deed) as calculated by the above courses and distances which were determined within the precision requirements of a Category "I", ALTA/ACSM Land Title Survey dated September 16, 1994 and prepared by RAGAN-SMITH-ASSOCIATES, INC., 315 Woodland Street, Nashville, Tennessee 37206.

#29 424 METROPLEX DRIVE
NASHVILLE, TENNESSEE

EXHIBIT "B"

BOOK 9552PG288

Permitted Exceptions

1. Taxes for the year 1994 and all subsequent years, not yet due and payable.

2. Rights of parties in possession under unrecorded leases or rental agreements.

3. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

4. Restrictive Covenants of record in Book 5653, page 11, Register's Office for Davidson County, Tennessee.

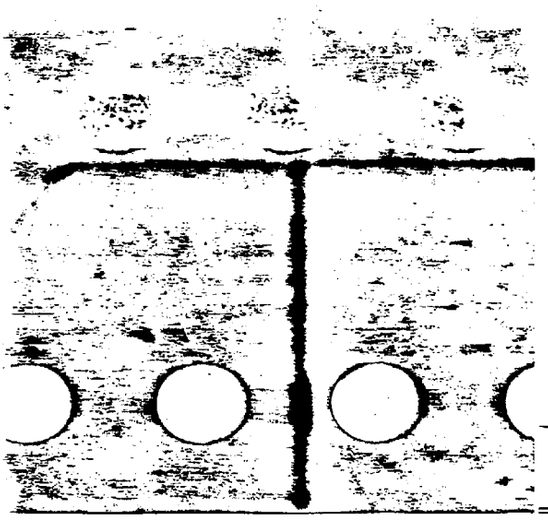
5. Subject to all matters shown on the plan of record in Book 5190, page 710, in said Register's Office.

6. Storm Water Detention Agreement of record in Book 6145, page 281, in said Register's Office.

5286 12/21 0101 03CHECK 3980.00

19215
IDENTIF. & REFERENCE

94 DEC 21 AM 11:26
REGISTER
DAVIDSON COUNTY, TN.



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

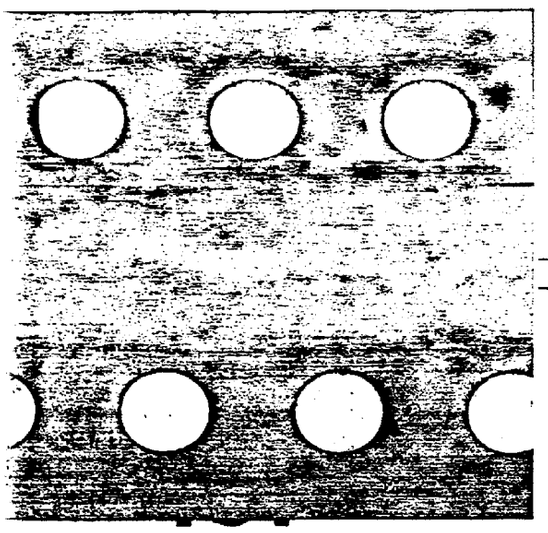
RECEIVED OF _____

FOR _____

BOOK 9552 pg 289

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	1070000.00
CON TX	3959.00
PRFEE	1.00
WDEED	20.00
TOTAL	3980.00
CHECK	3980.00

12/21/94 01 11:27 0001 5286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19215
IDENTIF. # REFERENCE

94 DEC 21 AM 11:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865215