BK 34

BOOK 9552 PG 296

#30 671 MYATT 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	34-06-24.00
This document prepared by: Novakov, Davidson & Flynn, A Professional Corporation 750 N. St. Paul St., Ste. 2000, Dallas, Texas 75201-3286		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Colonial Storage Centers II, 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 $ 930,000.00 .

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 II, LTD., a Texas limited partnership

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

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

By: James R. Pruett
James R. Pruett, President

This is improved property, known as 671 Myatt 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 II, a Texas partnership in its capacity as General Partner for Colonial Storage Centers II, 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 II, 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:_____

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NASHVILLE, TENNESSEE

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated August 25, 1994 and known as Job no: 940314 as follows:

Beginning at an iron pin set on the northerly margin of Myatt Drive, said point of beginning also being the Southeast corner of this property and the Southwest corner of the land conveyed to T. M. Partnership by deed of record in Book 7318, page 640, R.O.D.C., TN.; thence with the margin of Myatt Drive 40 feet Northeast of the centerline North 40 degrees 35 minutes 33 seconds West 205.76 feet to an iron pin set this survey; thence with a turnout curve to the right having a radius of 25.00 feet and a chord of 37.86 feet, said chord having a bearing of North 08 degrees 36 minutes 59 seconds East a distance along the curve of 42.94 feet to an iron pin set this survey on the southerly margin of Spring Branch Road; thence with the southerly margin of Spring Branch Road North 57 degrees 49 minutes 43 seconds East passing a witness iron pin at 169.41 feet in all 189.41 feet to point in the center of a creek the following three calls: South 73 degrees 51 minutes 46 seconds East 46.55 feet to a point, said point is evidenced by a witness pin which is South 21 degrees 02 minutes 40 seconds West 20.00 feet from said point; thence continuing with center of creek South 85 degrees 46 minutes 58 seconds East 198.26 feet to a point in the center of the creek, said point is witnessed by a pin which is South 04 degrees 27 minutes 28 seconds West 20.00 feet from said point; thence continuing with said creek South 61 degrees 05 minutes 30 seconds East 142.11 feet to a point; thence leaving the center of said creek South 56 degrees 06 minutes 49 seconds West passing a witness pin at 20.00 feet in all 237.38 feet to an existing iron pin; thence North 33 degrees 17 minutes 55 seconds West 57.94 feet to an existing iron pin; thence South 56 degrees 04 minutes 33 seconds West 204.98 feet to the point of beginning, containing 2.00 acres more or less.

Being the same property conveyed to James Pruitt by deed of record in Book 6098, page 507, Register's Office, Davidson County, Tennessee.

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NASHVILLE, TENNESSEE

EXHIBIT "B"

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. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

5. Any lien or right to a lien for services, labor or material imposed by law and not shown by the public records.

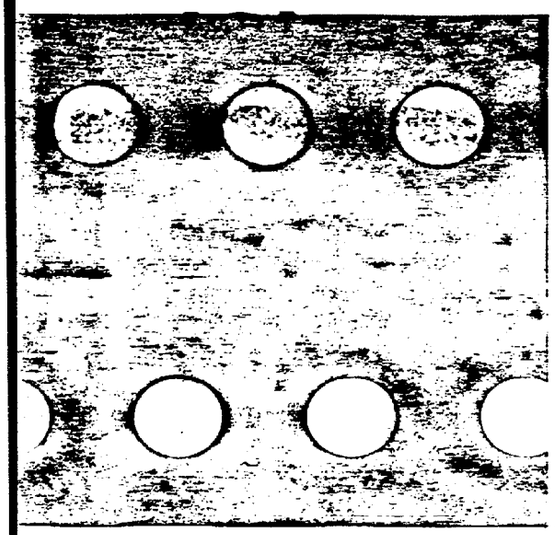
6. Metro Codes Leter of record in Book 5246, page 605, Register's Office for Davidson County, Tennessee.

7. Subject to right-of-way and flow of creek.

5298 12/21 0101 03CHECK 3458.00

19217
IDENTIF. & REFERENCE

94 DEC 21 AM 11:27
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

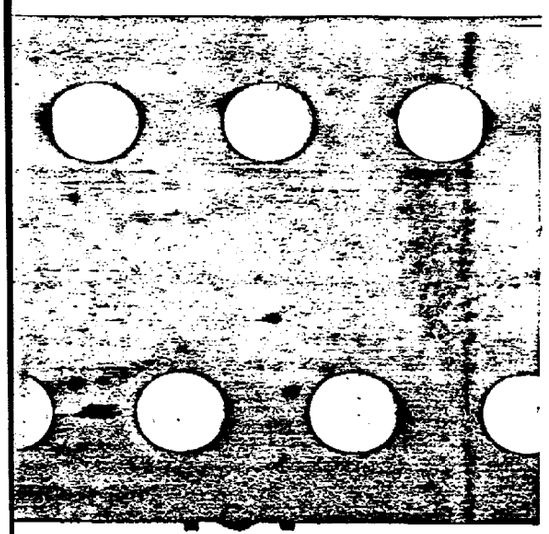
RECEIVED OF _____

FOR _____

BOOK 9552 PG 300

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 930000.00
CON TX 3441.00
PRFEE 1.00
WDEED 16.00
TOTAL 3458.00
CHECK 3458.00

12/21/94 01 11:28 0001 5288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19217
IDENTIF. & REFERENCE

94 DEC 21 AM 11:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 865217