35

This Instrument Prepared By:
Chicago Title Company
388 Market Street, Suite 1300
San Francisco, California 94111

SFNBU #16824-MV

BOOK 9577 PG 325

95 JAN 24 AM 10:00
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

27595
IDENTIF. & REFERENCE

LIMITED SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
600 North Boulevard, #300
Glendale, CA 91203

SEND TAX BILLS TO:
600 North Boulevard, #300
Glendale, CA 91203

MAP/PARCEL NO.:
95-14-119

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,125,000.00

Affiant

Subscribed and sworn to me, this the 18th day of January, 1995.

DAWN GRESHAM NOTARY PUBLIC DEKALB COUNTY, GA EXP. JUN. 6, 1998

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by STORAGE EQUITIES, INC., a California corporation (the "Grantee"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, NATIONWIDE WAREHOUSE COMPANY, LTD., a Georgia limited partnership (the "Grantor") has this date bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee being described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIES HEREIN.

BOOK 9577 PG 326

This is improved (x) unimproved ( ) property, known as 1997 ELM HILL PIKE, CITY OF NASHVILLE.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantee, its successors, heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it, subject to and except for the matters set forth in Exhibit "B" herein.

THE GRANTOR FURTHER COVENANTS AND BINDS itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 19th day of January, 1995.

NATIONWIDE WAREHOUSE COMPANY, LTD.
a Georgia limited partnership

By: Robert L. Marchman III
Robert L. Marchman, III, General Partner

By: J. William Gibson
J. William Gibson, General Partner

By: W. Wesley DeVoto
W. Wesley DeVoto, General Partner

STATE OF Georgia )
Fulton County )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **W. Wesley DeVoto** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a General Partner of Nationwide Warehouse Company, Ltd., the within named bargainor, a limited partnership and that he as such General Partner, being authorized so to do.

Witness my hand and official seal at Atlanta, Georgia this 18th day of January, 1995.

DAWN GRESHAM NOTARY PUBLIC DEKALB COUNTY, GA Exp. Jan. 6, 1998

Dawn Gresham
Notary Public

My Commission Expires: _____

STATE OF Georgia )
Fulton County )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert L. Marchman, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a General Partner of Nationwide Warehouse Company, Ltd., the within named bargainor, a limited partnership and that he as such General Partner, being authorized so to do.

Witness my hand and official seal at Atlanta, Georgia this 18th day of January, 1995.

DAWN GRESHAM NOTARY PUBLIC DEKALB COUNTY, GA Exp. Jan. 6, 1998

Dawn Gresham
Notary Public

My Commission Expires: _____

STATE OF Georgia )
Fulton County )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. William Gibson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a General Partner of Nationwide Warehouse Company, Ltd., the within named bargainor, a limited partnership and that he as such General Partner, being authorized so to do.

Witness my hand and official seal at Atlanta, Georgia this 18th day of January, 1995.

DAWN GRESHAM NOTARY PUBLIC DEKALB COUNTY, GA Exp. Jan. 6, 1998

Dawn Gresham
Notary Public

My Commission Expires: _____

**EXHIBIT "A"**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF NATIONWIDE SUBDIVISION, OF RECORD IN BOOK 6900, PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO NATIONWIDE WAREHOUSE COMPANY, LTD., BY DEED FROM METROPOLITAN INDUSTRIAL PARK, INC., EXECUTED NOVEMBER 14, 1973 AND RECORDED NOVEMBER 16, 1973, IN BOOK 4765, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 1 OF THE NATIONWIDE SUBDIVISION OF RECORD IN PLAT BOOK 6900, PAGE 305, R.O.D.C., LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ELM HILL PIKE AND ACORN DRIVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF ACORN DRIVE, SAID POINT BEING S08 DEGREES 12'00"E, 374.67' ALONG SAID MARGIN FROM A CONCRETE MONUMENT AT THE SOUTH END OF THE RETURN TO ELM HILL PIKE;
THENCE, LEAVING SAID MARGIN AND WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, S81 DEGREES 51'46"W, 345.44' TO A CONCRETE MONUMENT;
THENCE, WITH THE EAST LINE OF THE RESUBDIVISION OF METROPOLITAN INDUSTRIAL PARK, OF RECORD IN PLAT BOOK 5190, PAGE 463, R.O.D.C., N29 DEGREES 35'21"W, 258.65' TO AN IRON PIN;
THENCE, WITH LINE BETWEEN LOTS 1 AND 2 OF NATIONWIDE SUBDIVISION, N81 DEGREES, 43'39"E, 323.55' TO A POINT;
THENCE, N08 DEGREES 16'21"W, 42.96' TO A POINT;
THENCE, N81 DEGREES 45'02"E, 116.27' TO A POINT IN THE WEST MARGIN OF ACORN DRIVE;
THENCE, WITH SAID MARGIN, S08 DEGREES 12'00"E, 284.69' TO THE POINT OF BEGINNING.

BOOK 9577 PG 329

**EXHIBIT "B"**

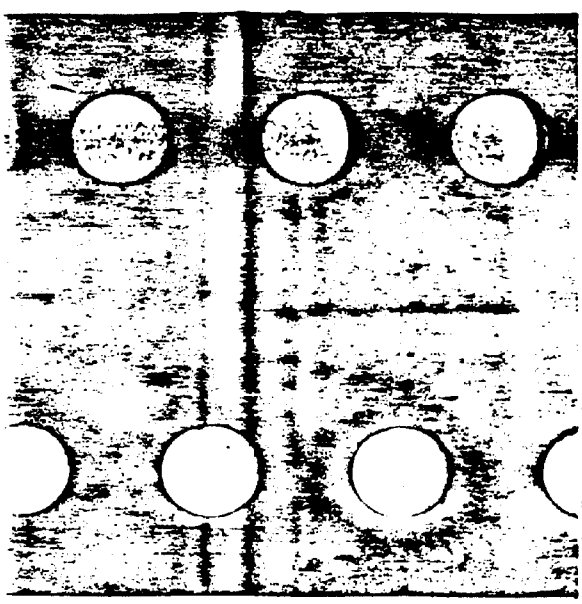
1. TAXES FOR 1995

2. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN DATED MARCH 20, 1987 AND RECORDED MAY 15, 1987 IN BOOK 6900, PAGE 305, IN SAID REGISTER'S OFFICE.

3. RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT DATED NOVEMBER 14, 1973 AND RECORDED NOVEMBER 16, 1973 IN BOOK 4765, PAGE 535, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

4. SURVEY OF CRAWFORD LAND SURVEYORS, P.C., DATED OCTOBER 3, 1994, REVISED NOVEMBER 9, 1994, SHOWS A 15' MINIMUM BUILDING SETBACK LINE FROM THE WEST LINE AND VARIOUS UTILITY LINES.

4618 01/24 0101 03CHECK 4183.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

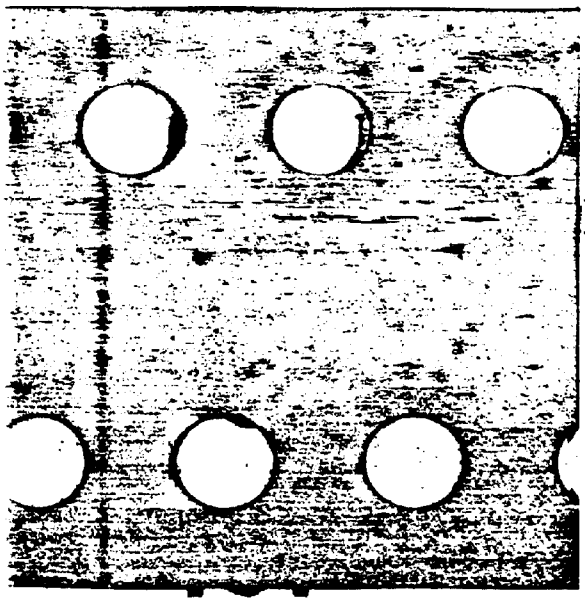
**RECEIVED OF** _____

**FOR** _____

BOOK 9577 PG 330

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



27595
IDENTIF. ↑ REFERENCE

95 JAN 24 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 1125000.00
CON TX 4162.50
PRFEE 1.00
WDEED 20.00
TOTAL 4183.50
CHECK 4183.50

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01/24/95 01 10:00 0001 4618

**No.** 874424