28

BOOK 9632 PG 310

Mailing Address of Grantee:

2407 Rangeline Street
Columbia, Missouri 65202

SPECIAL WARRANTY DEED IN DISSOLUTION OF PARTNERSHIP

THE STATE OF TENNESSEE)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF DAVIDSON)

This Special Warranty Deed is made as of this 16th day of Novemvber, 1994.

WHEREAS, BC ASSOCIATES, a Tennessee general partnership ("Grantor"), was composed of, Burnam Realty, Inc. ("Burnam"), a Missouri general business corporation, and Calton Properties, Inc. ("Calton"), a Florida corporation;

WHEREAS, STORAGE TRUST PROPERTIES, L.P., a Delaware limited partnership ("Grantee"), has acquired the partnership interest of Burnam and Calton, and therefore owns all of the partnership interests of Grantor; and

WHEREAS, Grantee owns all of the partnership interests of Grantor, Grantor has dissolved the Partnership and the Property defined below, being all of the assets of Grantor, has been distributed to Grantee in complete liquidation of Grantor, this Deed evidencing such dissolution and distribution.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE DISSOLUTION OF GRANTOR AND THE COMPLETE LIQUIDATION OF SAME, BC ASSOCIATES, a Tennessee general partnership (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by **STORAGE TRUST PROPERTIES, L.P.**, a Delaware limited partnership (hereinafter referred to as "Grantee"), the receipt and sufficiency of which consideration is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the following described property in Davidson County, Tennessee to wit:

> that certain parcel of real property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all of the easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water

courses, rights and appurtenances thereto belonging or appertaining, and all of the estate, right, title, interest, claims or demands whatsoever of grantors therein and the streets and ways adjacent thereto, either in law or in equity; subject, however, to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors, legal representatives and assigns forever, and Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but no otherwise.

By its acceptance hereof, the Grantee hereby assumes and agrees to pay all ad valorem taxes assessed against the above-described property for 1994 and all subsequent years, and agrees to indemnify and hold Grantor harmless for all such taxes and assessments.

SIGNED this 16th day of November, 1994.

BC ASSOCIATES, a Tennessee general partnership

BY: Storage Trust Properties, L.P.
a Delaware limited partnership

By: Storage Trust Realty
a Maryland real estate
investment trust

By: _____
Name: P. CRAIGHEAD BOEINGHAM
Title: Chief Operating Officer

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THE STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 16th day of NOVEMBER, 1994, by P. CRISTION BURNAM, the CHIEF Operating Officer of Storage Trust Realty, general partner of STORAGE TRUST PROPERTIES, L.P., a Delaware limited partnership, the sole remaining partner of 385 SELF STORAGE, a South Carolina general partnership, on behalf of such trust and such limited partnership(s) and general partnership.

Ann T. Tronbino
Notary Public in and for the
State of Illinois

ANN T. TRONBINO
Printed or Typed Name of Notary

My Commission Expires:
August 2, 1995

[illegible]
This instrument prepared by:
Rex A. Palmer, Esq.
Mayer, Brown & Platt
190 South LaSalle Street
Chicago, IL 60603

Map & Parcel: 93-15-156

SEND TAX BILLS TO NEW OWNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater for this transfer is $1,800,000.00

Barbara L McGee
Affiant

Subscribed and sworn to before me, this the 30th day of March, 1995.

Brenda L Behman
Notary Public At Large

My Commission Expires: 3/6/99

EXHIBIT A

Site No. 28

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TRACT NO. I:

Land in Davidson County, Tennessee, being the northerly 36 feet of Lot No. 72, on the Plan of Barrow Grove, as of record in Book "S," page 279, Register's Office for said County, described as follows:

Beginning at the southeast corner of 5th Avenue, South, formerly Summer Street, and Ash Street; thence with the easterly margin of 5th Avenue, South, southwardly 36 feet; thence eastwardly 176 feet to the westerly margin of an alley; thence with said alley, northwardly 11 feet, more or less, to the southerly margin of Lafayette Street, as widened; thence with said Lafayette Street northwestwardly to the southerly margin of said Ash Street, thence with same westwardly 147 feet, more or less, to the beginning.

TRACT NO. II:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 72 on the Plan of Barrow's Grove, as of record in Book "S," pages 279, 319, 612, and 697, Register's Office for said County, described as follows:

Beginning on the easterly margin of Fifth Avenue, South, (formerly Summer Street) at a point 71 feet southerly from the southerly margin of Troost (formerly Ash) Street; thence easterly parallel with said street 176 feet to the westerly margin of an alley; thence with the westerly margin of said alley, southerly, 50 feet to the corner of Lots Nos. 71 and 72; thence westerly with the line between said two lots 176 feet to the easterly margin of Fifth Avenue, South; thence with the easterly margin of said Avenue, northerly 50 feet to the beginning.

TRACT NO. III:

Land in Davidson County, Tennessee, being the southerly 35 feet of the northerly 71 feet of Lot No. 72 on the Plan of Barrow Grove, as of record in Book "S," page 279, Register's Office for said County.

Said part of Lot No. 72 fronts 35 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

TRACT NO. IV:

Tract No. 1: Land in Davidson County, Tennessee, being the northerly 33-1/3 feet of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

Said part of Lot No. 71 fronts 33-1/3 feet on the easterly side of 5th Avenue, South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

Tract No. 2: Land in Davidson County, Tennessee, being the southerly 27 feet of the northerly 60-1/2 feet of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

Said part of Lot No. 71 fronts 27 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

Tract No. 3: Land in Davidson County, Tennessee, being the northerly 30 feet 6 inches of the southerly 60 feet 6 inches of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

Said part of Lot No. 71 fronts 30 feet 6 inches on the easterly side of 5th Avenue South, formerly Summer Street, and runs back between parallel lines 176 feet to an alley.

Tract No. 4: Land in Davidson County, Tennessee, being the northerly 60-1/2 feet of Lot No. 70 and the southerly 30 feet of Lot No. 71 on the Plan of Barrow Grove Addition, as of record in Book "S," page 697, Register's Office for said County.

Said parts of Lots Nos. 70 and 71 front together 90-1/2 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and run back between parallel lines 176 feet to an alley.

Included in but specifically excluded from the above is an easement for fill slope as set out in decree in Minute Book 36, page 468, Third Circuit Court, City of Nashville v. African Methodist Episcopal Sunday School Union, et al, as shown in Book 6818, page 684, said Register's Office.

Being the same property conveyed to BC Associates, a Tennessee general partnership composed of Burnam Realty, Inc., a Missouri corporation, and Calton & Associates, Inc., a Florida corporation, by quitclaim deed from Downtown Mini Storage, Ltd., a Tennessee limited partnership, of record in Book 8723, page 45, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS
Site No. 28

1. Taxes for the year 1995 and subsequent years, a lien not yet due and payable.

2. Subject to all matters appearing on the Plan of record in Book "S", pages 279, 319, 612 and 697, said Register's Office.

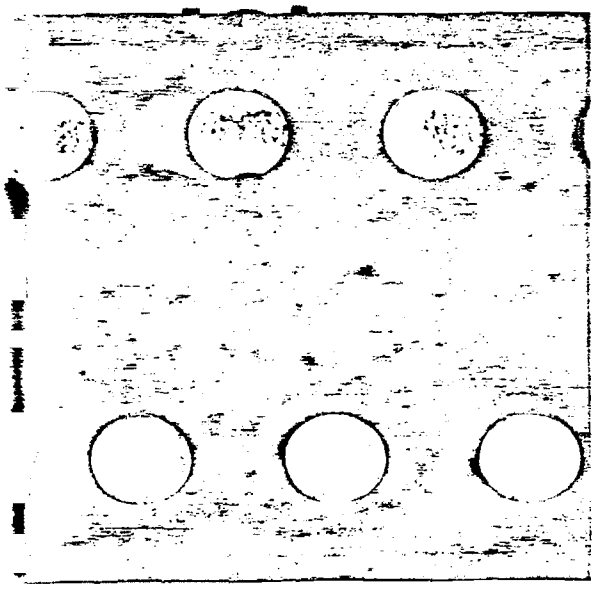
3. All matters as shown on survey dated September 2, 1994 made by Ragan Smith Associates, Ltd.

47003
IDENTIFICATION REFERENCE

95 MAR 31 AM 8:02

3864 03/31 0101 03CHECK 6685.00

18177207.1 110994 1608C 94130010



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

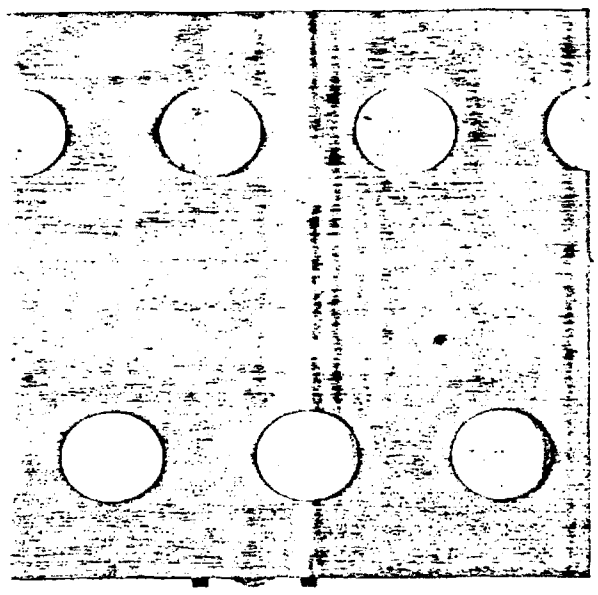
RECEIVED OF _____

FOR _____

BOOK 9632 PG 316

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
1800000.00
CON TX 6660.00
PRFEE 1.00
WDEED 24.00
TOTAL 6685.00
CHECK 6685.00

03/31/95 01 08:04 0001 5861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAR 31 8:02

DAVIDSON CO. TN.

47003
IDENTIF. # REFERENCE

No. 895399