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IDENTIF. & REFERENCE

BOOK 9970 PG 138

MAIL ENV.

96 MAR -6 AM 10: 29

424 Metroplex Drive
Nashville, Tennessee

| Address New Owner: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Storage Trust Investments-TN, L.P.<br>2407 Rangeline Rd.<br>Columbia, MO 65202 | New Owner | 34-248.00 |
| This document prepared by:<br>Craig A. Van Matre, P.C., 1103 East Broadway, Suite 101, P.O. Box 1017, Columbia, Missouri 65205; (573) 874-7777. | | |

FILED IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TN.

## QUITCLAIM DEED

This instrument made and entered into on this the 29th day of February, 1996, by and between **Storage Trust Properties, L.P.**, a Delaware limited partnership, party of the first part of Columbia, Missouri, and **Storage Trust Investments-Tennessee, L.P.**, a Tennessee limited partnership, party of the second part.

**WITNESSETH:** That for an in consideration of the sum of $1.00 cash in hand paid, and ownership of all outstanding limited partnership interests in the party of the second part, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all his right, title and interest in an to the following real estate, to-wit:

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:

Beginning 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, 195.08 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 feet, 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 feet, 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.

Being the same property conveyed to Storage Trust Properties, L.P., a Delaware limited partnership by warranty deed of record in Book 9552, page 284, Register's Office, Davidson County, Tennessee.

In testimony whereof, the party of the first part has hereunto set its signature, this the day and date first above written.

**Storage Trust Properties, L.P.**, ("Party of the First Part")

By: Storage Trust Realty, a Maryland Real Estate Investment Trust, Sole General Partner

By: _____
Michael G. Burnam, Chief Executive Officer and Authorized Agent

STATE OF MISSOURI )
)ss.
COUNTY OF BOONE )

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MICHAEL G. BURNAM, who executed the foregoing instrument for the purposes therein contained and acknowledged the execution of the same to be the free act and deed of Storage Trust Properties, L.P., and that he was duly authorized to execute a deed on behalf of the Party of the First Part.

WITNESS my hand and official seal at office this 27th day of February, 1996.

Rickie L. Dolman
Notary Public Rickie L. Dolman

My commission expires 2-16-97.

STATE OF MISSOURI )
COUNTY OF BOONE )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this the 27th day of February, 1996.

Rickie L Dolman
Notary Public Rickie L. Dolman

My commisison expires: 2-16-97

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