BOOK 9985PG379

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

SHURGARD-FREEMAN FRANKLIN JOINT VENTURE, A TENNESSEE JOINT VENTURE
109 HURPHY COURT
NASHVILLE, TN 37203

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 26, PARCEL 57

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

AFFIANT

Subscribed and sworn to me, this 28th day of MARCH, 1996.

Notary Public

My commission expires: 5-11-96

DENISE C. ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, EARL E. SCRUGGS AND WIFE, LOUISE SCRUGGS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said SHURGARD-FREEMAN FRANKLIN JOINT VENTURE, A TENNESSEE JOINT VENTURE, hereinafter referred to as GRANTEE, ITS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a

good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 20 day of MARCH, 1996.

Earl E. Scruggs
EARL E. SCRUGGS

Louise Scruggs
LOUISE SCRUGGS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL E. SCRUGGS AND WIFE, LOUISE SCRUGGS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20 day of MARCH, 1996.

Denise C. Allen
notary public

DENISE C ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A' P. 9985 381

Land in the 10th Civil District of Davidson County, Tennessee in accordance with a survey by Sanford and Associates, Inc., Franklin, Tennessee, dated November 27, 1974, and being more particularly described as follows:

Beginning in the north margin of Gallatin Road at the southeast corner of William G. Wright property and the southeast corner of this property; thence N 13 deg. 39 min. 21 sec. W 2, 499.55 feet to Sally V. Butts property; thence N 87 deg. 07 min. 58 sec. E 858.88 feet; thence S 82 deg. 28 min. 22 sec. E 70.08 feet; thence N 50 deg. 36 min. 15 sec. E 38.18 feet to the west margin of Farm Road; thence S 43 deg. 27 min. 32 sec. E. 213.67 feet; thence S 48 deg. 03 min. 46 sec. E 226.47 feet; thence S 34 deg. 46 min. 11 sec. E 134.59 feet; thence S 29 deg. 36 min. 56 sec. E 317.82 feet; thence S 15 deg. 35 min. 29 sec. E 104.55 feet; thence S 23 deg. 23 min. 23 sec. E 274.69 feet; thence S 4 deg. 43 min. 10 sec. E 133.37 feet; thence S 16 deg. 13 min. 25 sec. E 121.10 feet; thence leaving said Farm Road S 77 deg. 24 min. 22 sec. W 907.78 feet; thence N 14 deg. 40 min. 54 sec. W 150.50 feet; thence S 80 deg. 03 min. 37 sec. W 200.84 feet; thence S 12 deg. 11 min. 32 sec. E 1108.52 feet to the north margin of Gallatin Pike; thence along the north margin of Gallatin Pike generally west 211.25 feet to the point of beginning, containing 46.070 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN COMMITMENT ARE FIVE TRACTS OF LAND AS FOLLOWS: Book 8211, page 577, said Register's Office (4.016 acres), to the State of Tennessee; MAP 26, PARCELS 81 (19.440 acres), PARCEL 60 (10.590 acres) AND PARCEL 135 (7.70 acres).

SAID PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the north margin of U.S. Highway 31E (Gallatin Road) West of Mansker's Creek and being more particularly described according to a survey by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor, Tennessee R.L.S., No. 1401, dated February 29, 1996, and revised March 4, 1996, as follows:

Beginning at an iron pin in the northerly margin of U.S. Highway 31E, said pin being the southwest corner of the herein described tract and being 26.4 feet easterly along said margin from a concrete right-of-way monument; thence, leaving said margin, with the east line of Thomas Diskin, et. ux., of record in Deed Book 5072, page 425, R.O.D.C.T., N 13 deg. 12' 02" W, 925.97 feet to a point in the southerly margin of Hendersonville By-Pass; thence, with said margin and a curve concave to the south having a radius of 5629.58 feet, a central angle of 02 deg. 18' 48" and a chord of N 82 deg. 42' 07" E, 227.27 feet for an arc length of 227.29 feet to a point, said point being 4.76 feet along said margin from a concrete right-of-way monument; thence, leaving said margin, with the west line of W.H. Green, et. ux. of record in Deed Book 3186, page 421, R.O.D.C.T., S 12 deg. 11' 32" E, 930.83 feet to a concrete right-of-way monument in the north margin of U.S. Highway 31E; thence, with said margin S 84 deg. 09' 39" W, 211.43 feet to the point of beginning, containing 202,753 square feet or 4.65 acres, more or less.

Being a portion of the same property conveyed to Earl E. Scruggs and wife, Louise Scruggs, by Warranty Deed from Mary H. Wright, of record in Book 4879, page 855, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

BK 9985 PG 382

1. 1996 and all future real property taxes.

2. Unrecorded easements for roads and utilities, if any.

3. Lease of Easement to Tom Bannen Chevrolet, Inc., of record in Book 8210, page 964, Register's Office for Davidson County, Tennessee.

PICK-UP

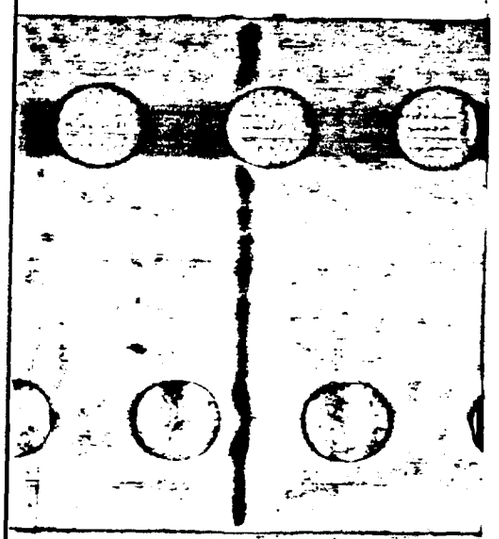
96 MAR 20 PM 3:58

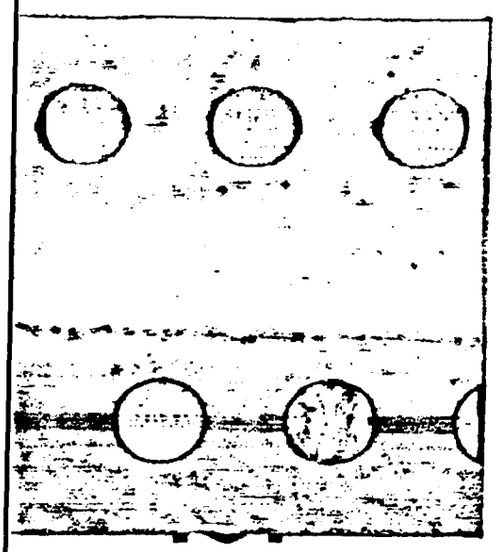
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0162152

IDENTIF. ↑ REFERENCE

3632 03/20 0101 03CHECK 2792.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9985PG383

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 750000.00
CON TX 2775.00
PRFEE 1.00
WDEED 16.00
TOTAL 2792.00
CHECK 2792.00

03/20/96 01 16:00 0001 0632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162152
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 3:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018678