This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
File No. 278684

BOOK 10012 PG 317

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Derby Self Storage, LLC	SAME	Map 147-11
(NAME) Attn: Ed Street 401 East Main Street	(NAME)	Parcels 39; 39.01; 39.02 and 39.03
(STREET ADDRESS OR ROUTE NUMBER) Johnson City, TN 37601	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, The Realty Shop, Inc. , by these presents do hereby quitclaim and convey unto Derby Self Storage, LLC, a Tennessee limited liability company , its successors and assigns, all its right, title and interest in and to following described tract of land:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN).

0170220
IDENTIF. & REFERENCE

96 APR 11 AM 10:38
FELIX Z. MILLIGAN REGISTER
DAVIDSON COUNTY, TN.

9266 04/11 0101 03CHECK 12.00

This is unimproved property on Nolensville Road, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 10 day of April 1996

My commission expires: 9/18/99
(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness its hand this 10th day of April, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THE REALTY SHOP, INC.

By:

Its: PRESIDENT

STATE OF_____
COUNTY OF_____

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ___day of_____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF_____
COUNTY OF_____

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, the within named bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward H. STREET, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the The Realty Shop, Inc. the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10TH day of April, 19 96.

Leann R. Neidel
Notary Public

My Commission Expires: 9/18/99

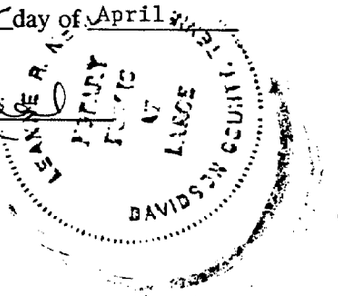


EXHIBIT "A"

A tract of land lying totally in the 26th Councilmanic District of Nashville, Davidson County, Tennessee bounded on the north by Nolensville road, on the east by the Mid-Tenn Retail, Ltd. and the W.B.Thompson and A.E. Fleming properties, on the south by the Squire Pratt, Jr. property and on the west by the Frank Pratt & Phillip Pratt property and being more particularly described as follows:

Beginning at an iron pin set this survey in the southern right of way of Nolensville road, said pin being the northeast corner of the Frank Pratt & Phillip Pratt property as described in Will book 0076 page 398, R.O.D.C., said pin also being the northwest corner of the herein described tract; thence with the southern right of way of Nolensville road the 2 following calls: S 52° 27'08"E, 247.07 feet to a point, and S 51° 57'05"E, 183.79 feet to an iron pin set this survey, said pin being the northwest corner of the Mid-Tenn Retail, Ltd. property as recorded in book 6721 page 318, R.O.D.C. and the northeast corner of the herein described tract; thence leaving the road and with an unmarked line S 41° 54'35"W, 236.15 feet to an iron pin found this survey, said pin being the southwest corner of said Mid-Tenn and in the north line of the W.B. Thompson & A.E. Fleming property as described in book 3572 page 140, R.O.D.C.; thence leaving Mid-Tenn and with the north line of Thompson-Fleming with a curve to the left having a radius of 2190.98 feet, a length of 87.68 feet, a delta of 02° 17'34", a chord bearing of N 51° 41'05"W, and a chord length of 87.67 feet to an iron pin found this survey; thence with an old fence line being the west line of Thompson & Fleming S 09° 03'35"W, 279.98 feet to an iron pin set this survey, said pin being the northeast corner of the Squire Pratt, Jr. property as described in book 1041 page 187, R.O.D.C. and the southeast corner of the herein described tract; thence leaving Thompson & Fleming and with an old fence line being the north line of Pratt N 65° 26'14"W, 317.68 feet to an old fence corner post found this survey, said post being the southeast corner of the said Frank Pratt & Phillip Pratt property; thence with an old fence line being the east line of Pratt & Pratt N 22° 27'23"E, 573.12 feet to the point of beginning containing 4.047 acres more or less as surveyed by F.W. & Associates, Inc. in March, 1996.

Being the same property conveyed to The Realty Shop, Inc., by deed from William W. Ramsey and Victor R. Cuccia, of record in Book 9649, page 376, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED