BOOK 10118 PG 690

Exhibit A
CTIC
(279368)

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO.	MAP PARCEL NUMBERS
SUSA Partnership, L.P. c/o Storage USA, Inc. 6075 Poplar Avenue, Suite 229 Memphis, Tennessee 38119	SUSA Partnership, L.P. c/o Storage USA, Inc. 6075 Poplar Avenue, Suite 229 Memphis, Tennessee 38119 Attn: Pete Williams	Field Book 3DZ 56865 Map 96-01 Parcel 141

FOR AND IN CONSIDERATION of the sum of Four Million Nine Hundred Fifteen Thousand Dollars ($4,915,000), cash in hand paid by SUSA PARTNERSHIP, L.P., its successors and assigns (hereinafter refereed to as "Grantee"), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, NSS SOUTHEAST, L.P., its successors and assigns (hereinafter referred to as "Grantor") has sold, conveyed and granted and does hereby sell, convey and grant unto Grantee, its successors and assigns, with special warranty, that parcel of land lying and being situated in Davidson County, Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all of Grantor's right, title and interest (if any) as of the date hereof in and to: (a) all privileges, rights, easements and appurtenances belonging to such land; (b) all streets, alleys, passages and other rights-of-way included in, or adjacent to, or used in connection with such land; and (c) the improvements thereon; subject, however, to all easements, covenants, restrictions, conditions, zoning and building ordinances and restrictions, development agreements, rights of way, rights of parties in possession, all other matters that would be revealed by a true and correct survey and inspection of the property and all other matters affecting such real property as of the date hereof (collectively, "Permitted Encumbrances").

To have and to hold the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and Grantee's successors and assigns forever. Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor, but not otherwise, subject, however, to the Permitted Encumbrances.

Prepared under supervision of:
Morris J. Kriger, Esquire
Storage USA, Inc.
6075 Poplar Avenue, Suite 229
Memphis, TN 38119

0202776
IDENTIFICATION REFERENCE

WAS0F22215.1

WITNESS our hand this 9 day of July, 1996, Grantor having caused its name to be signed hereto by its sole general partner, through its duly authorized officer on said day and date.

GRANTOR:

NSS SOUTHEAST, L.P., a Delaware limited partnership, by its sole general partner

ATTEST:

By: **MISS I Partners, Inc.**, a Delaware corporation, as sole general partner, by a duly authorized officer

Leslie B. Horenburger
Assistant Secretary

By: Charles J. Stone
Vice President

[CORPORATE SEAL]

WITNESS:

Name: Constance Collins Davis

WITNESS:

Name: DAWN M. BECKER

Exhibits:

Exhibit A - Property Description (21796)

DISTRICT OF COLUMBIA) **ss.**

Before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, personally appeared Charles J. Stone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of MISS I Partners, Inc., a Delaware corporation, the sole general partner in NSS Southeast, L.P., a Delaware limited partnership, the within named bargainor, and that he as such Vice President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as general partner in the partnership, by himself as such officer.

WITNESS my hand and seal at office this 9 day of July, 1996.

Elizabeth A. Baldwin

Notary Public ELIZABETH A. BALDWIN
Notary Public, District of Columbia
My Commission Expires June 14, 2000

My Commission Expires:

[NOTARY SEAL]

VALUE AFFIDAVIT

DISTRICT OF COLUMBIA)
) to wit:
)

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The actual consideration or value, whichever is greater, for this transfer is $4,915,000.00

AFFIANT:

NSS SOUTHEAST, L.P.

By: MISS I Partners, Inc.

By: _____
Charles J. Stone
Vice President

SUBSCRIBED AND SWORN TO before me this 9 day of July, 1996.

_____
NOTARY PUBLIC ELIZABETH A. BALDWIN
Notary Public, District of Columbia
My Commission Expires June 14, 2000

My Commission Expires: _____

[NOTARY SEAL]

WAS01:22299.1

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EXHIBIT A

PROPERTY DESCRIPTION

MIG REALTY
NSS SOUTHEAST, LP
DAVIDSON COUNTY, TN

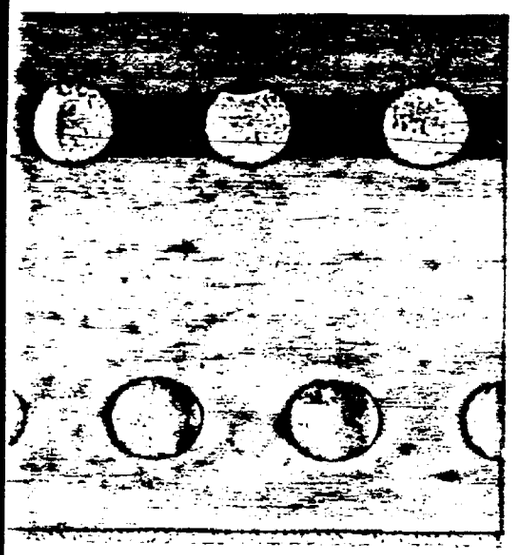
LEGAL DESCRIPTION

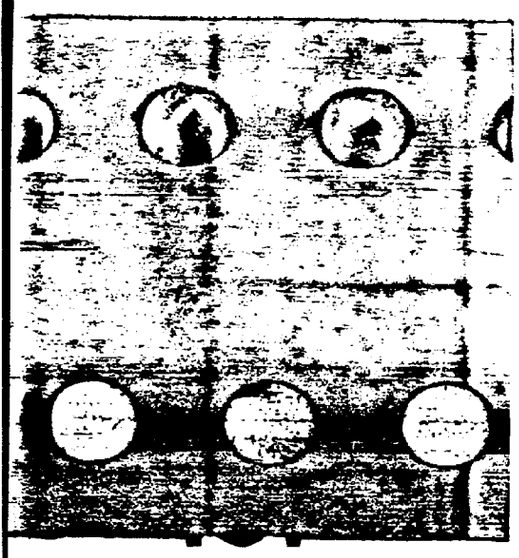
A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, being described according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated September 11, 1986, as follows:

Beginning at a concrete monument on the south right-of-way line of Lebanon Pike, U.S. 70 N, Tenn. 24, that is 640 feet, more or less, east of the center of Donelson Pike and proceeding as follows:

1. Eastwardly with the south right-of-way line of Lebanon Pike and a 512.56-radius curve to the left a distance of 48.52 feet to a concrete monument, said curve has a chord bearing and distance of S 83°32'32" E 48.50 feet; thence,
2. Leaving Lebanon Pike with the west line of a tract conveyed to Howard W. Young by deeds recorded in Book 6079, page 630 and Book 6115, page 860, R.O.D.C., Tennessee, S 2°38'28" W 291.57 feet to an existing iron pin at Young's southwest corner; thence,
3. With Young's south line, S 83°17'25" E 55.22 feet to an iron pin set; thence,
4. S 71°32'34" E 10.00 feet to an existing iron pin; thence.
5. S 83°17'34" E 114.00 feet to an existing iron pin on the west side of a 15-foot strip claimed by CSX Transportation, Inc. as an access; thence,
6. With the west side of said access, S 5°18'46" W 552.62 feet to an iron pin set on the north right-of-way line of CSX Transportation, Inc., Old Seaboard Railroad; thence,
7. With said north line, N 63°44'30" W 394.98 feet to an iron pin set at the southeast corner of a tract conveyed to The Crescent Company by deed recorded in Book 4539, page 189, R.O.D.C., Tennessee; thence,
8. With Crescent's east line, N 6°47'00" E 424.17 feet to an existing iron pin at the southwest corner of a tract conveyed to 2821 Lebanon Road Joint Venture by deed recorded in Book 6610, page 992, R.O.D.C., Tennessee; thence,
9. With Venture's south line, S 85°06'02" E 115.48 feet to an existing iron pin at Venture's southeast corner; thence,
10. With Venture's east line, N 5°37'32" E 285.47 feet to the point of beginning.

Being the same property conveyed to NSS Southeast L.P., a Delaware limited partnership, by deed of correction from Mark A. Parrish of record in Book 7123, Page 967, Registrar's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10118 PG 696

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	
	4915000.00
CON TX	13135.50
PRFEE	1.00
WDEED	24.00
TOTAL	18210.50
CHECK	18210.50

07/11/96 01 14:52 0001 4335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02202776
IDENTIF. ← REFERENCE
96 JUL 11 PM 2:50

DAVI...

No. 1062028