This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

BOOK 10131 PG 411

Send Tax Bills to New Owner at:

SHURGARD-FREEMAN HICKORY HOLLOW
JOINT VENTURE
c/o Shurgard Storage Centers, Inc.
1201 Third Avenue, Suite 2200
Seattle, Washington 98101
Attn: Comptroller

Map 163
Parcel 290

GENERAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THAT TERRELL ESTES and JOHN FINCHER, as tenants-in-common (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by SHURGARD-FREEMAN HICKORY HOLLOW JOINT VENTURE, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"), subject to those matters set forth on the attached Exhibit B ("Permitted Exceptions"):

See legal description attached hereto as Exhibit A.

This is unimproved property located on Mt. View Road in Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 23 day of July, 1996.

GRANTOR:

Terrell Estes by Brenda F. Fincher ATTY IN FACT
Terrell Estes by Brenda F. Fincher Attorney-in-Fact by Limited Power of Attorney of record in Book 10131, page 409, Register's Office of Davidson County, Tennessee

John Fincher by Brenda F. Fincher ATTY IN FACT
John Fincher by Brenda F. Fincher, Attorney-in-Fact by Limited Power of Attorney of record in Book 10131, page 409, Register's Office for Davidson County, Tennessee

Nancy Estes by Brenda F. Fincher ATTY IN FACT
Nancy Estes by Brenda F. Fincher Attorney-in-Fact by Limited Power of Attorney of record in Book 10131, page 409, Register's Office of Davidson County, Tennessee

Brenda F. Fincher
Brenda F. Fincher

Nancy Estes, wife of Terrell Estes and Brenda F. Fincher, wife of John Fincher join in this conveyance for the purpose of conveying all right, title and interest, marital or otherwise which they may have in the subject property, now or in the future.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda F. Fincher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged upon oath or affirmation that she is the Attorney-in-Fact of Terrell Estes, Nancy Estes and John Fincher, the makers and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 23 day of July, 1996.

NOTARY PUBLIC A DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Brenda F. Fincher, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at offices in Nashville, Tennessee, this 23 day of July, 1996.

NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00).

AFFIANT

Sworn to and subscribed before me this 24th day of July, 1996.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 5/22/98

JAG/e7

EXHIBIT "A"

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Mount View Road and Rural Hill Road and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Mount View Road at the southwest corner of Lot J-2 as shown on Plat of Hickory Hollow Terrace of record in Plat Book 5200, page 697, R.O.D.C., said pin being 663 feet, more or less, along said margin from the westerly terminus of the return at Bell Road;

Thence, with said margin of Mount View Road, N53 degrees 03'54"W, 239.26 feet to an iron pin;

Thence, leaving said margin, N26 degrees 19'00"E, 280.12 feet to an iron pin;

Thence, N86 degrees 12'46"E, 383.31 feet to an iron pin in the westerly line of Lot J-3;

Thence, with said westerly line, S36 degrees 53'40"W, 525.39 feet to the point of beginning, containing 109,297 square feet or 2.51 acres, more or less as shown on the survey of William C. Cockrill, Crawford Land Surveyors, P.C. dated June 11, 1996, revised July 24, 1996.

Being the same property conveyed to Terrell Estes and John Fincher, as tenants in common, by deed from Car Wash Properties of Hickory Hollow, L.P., a Delaware limited partnership, of record in Book 8244, page 166, Register's Office for Davidson County.

EXHIBIT "B"

BOOK 10131 PG 414

1. Taxes for 1996 constitute a lien, but are not yet due and payable.

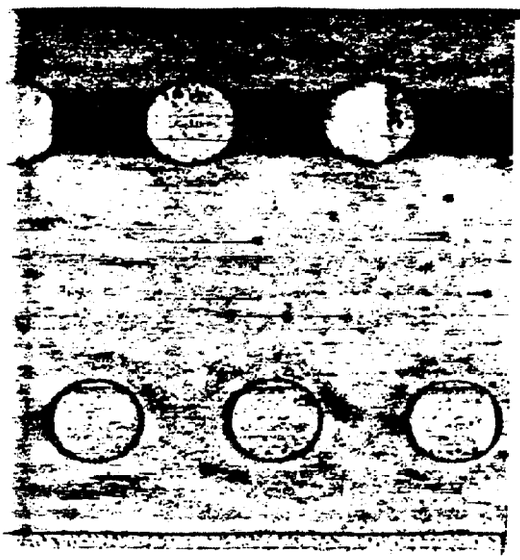
2. Subject to all matters shown on the Plan of record in Book 5200, page 697, said Register's Office.

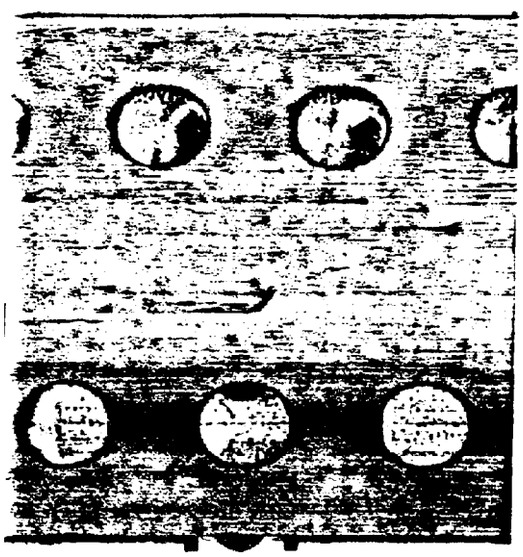
3. Restrictive Covenants contained in instrument of record in Book 6215, page 71, said Register's Office.

4. All matters according to a survey made by William C. Cockrill, Crawford Land Surveyors, P.C. dated June 11, 1996, revised July 19, 1996.

8889 07/24 0101 03CHECK 1312.00

02006960
RECEIVED FOR REFERENCE
96 JUL 24 PM 4:10
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 115

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
				350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1312.00
				CHECK 1312.00
07/24/96		01		16:21 0001 8889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206960
IDENTIFICATION REFERENCE

96 JUL 24 PM 4:10
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1066514