BOOK 10253 PG 681

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02447 12

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY AND RETURNABLE TO:
MORRIS J. KRIGER
STORAGE USA, INC.
CRESCENT CENTER, SUITE 229
6075 POPLAR AVENUE
MEMPHIS, TENNESSEE 38119

WARRANTY DEED

THIS INDENTURE, made and entered into this 14TH day of OCTOBER, 1996, by and between MURFREESBORO ROAD STORAGE II, a California general partnership composed of Frank DeMarco, Jr. and Robert F. Rickerl herein "Grantor"), and SUSA PARTNERSHIP, L. P., a Tennessee limited partnership, the general partner of which is Storage USA, Inc., a Tennessee corporation with offices at 6075 Poplar Avenue, Memphis, Tennessee 38119 (herein " Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in the First (formerly the Third)Civil District, Nashville, Davidson County, State of Tennessee:

Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2 of the Plan of Resubdivision of Lot One of Judy's Subdivision as shown on plan recorded in Book 6200, page 684 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the north margin of Murfreesboro Pike, said monument being located 820.2 feet, more or less, northwesterly from the centerline of Millwood Drive and further being the southeast corner of the property of Byrd D Cain, Jr., Trustee, as recorded in Book 5000, page 85 in the Register's Office of Davidson County, Tennessee; thence with Cain's east line North 35° 11' 11" East 245.50 feet; thence South 54° 54' 40" East 172.91 feet to a point in the westerly line of Jim P. Demos; thence with said westerly line south 35° 12' 14" West 222.57 feet; thence South 44° 15' West 50.16 feet to a point in the northerly margin of Murfreesboro Road; thence with said Road, North 45° 45' West 167.05 feet to the point of beginning, and containing 1.02 acres, more or less.

This is the same property conveyed to Grantor by QuitClaim Deed recorded in Book 9189, page 298 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, their heirs, successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons; and that the same is unencumbered, except for the lien of 1996 Metropolitan Nashville taxes; easements shown on plan recorded in Book 6200, page 684 in the Register's Office of Davidson County, Tennessee; and agreement recorded in Book 4281, page 334 in said Register's Office.

The words Grantor and Grantee as used herein shall mean "Grantors" and Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context hereof.

The undersigned hereby acknowledge themselves to be all of the general partners of Murfreesboro Road Storage II, a California general partnership.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized partners the day and year first above written.

MURFREESBORO ROAD STORAGE II, a California general partnership

By: _____
FRANK DEMARCO, JR., Partner

By: _____
ROBERT F. RICKERL, Partner

STATE OF California

COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared FRANK DEMARCO, JR., with whom I am personally acquainted (or who proved on the basis of satisfactory evidence to be the person(s)) and who, upon oath, acknowledged himself to be a partner of MURFREESBORO ROAD STORAGE II, the within named bargainor, a California general partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by subscribing the name of the partnership, by himself as partner.

WITNESS my hand and Notarial Seal at office this 14th day of October, 1996.

Francine Wallner Smith
Notary Public

My commission expires

Nov. 14, 1997

FRANCINE WALLNER SMITH
COMM. # 1009008
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires NOV 14, 1997

STATE OF California

COUNTY OF Los Angeles

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ROBERT F. RICKERL, with whom I am personally acquainted (or who proved on the basis of satisfactory evidence to be the person) and who, upon oath, acknowledged himself to be a partner of MURFREESBORO ROAD STORAGE II, the within named bargainor, a California general partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by subscribing the name of the partnership, by himself as partner.

WITNESS my hand and Notarial Seal at office this 14th day of October, 1996.

Francine Wallner Smith
Notary Public

My commission expires

Nov. 14, 1997

FRANCINE WALLNER SMITH
COMM. # 1009008
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires NOV 14, 1997

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of October, 1996.

Notary Public

My commission expires

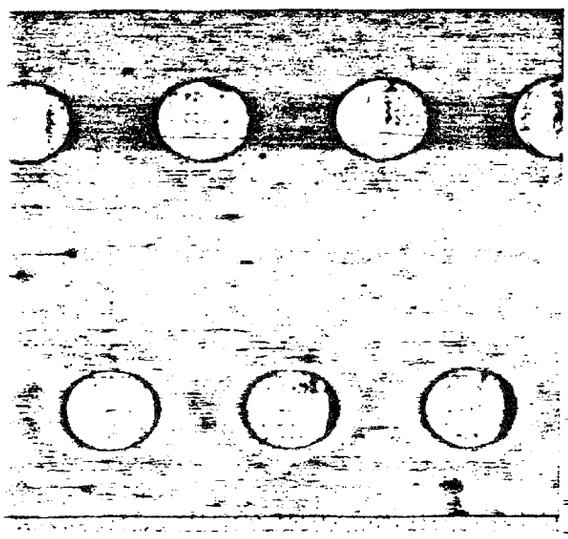
LINDA CALABRESE NOTARY PUBLIC WILSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES MARCH 16, 1999

Property address: 900 Murfreesboro Road

Tax Parcel No. 106-00-0 77.00

Mail tax bills to:
SUSA Partnership, L. P.
c/o Storage USA, Inc.
10440 Little Patuxent Parkway, Suite 1100
Columbia, Maryland 21044



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

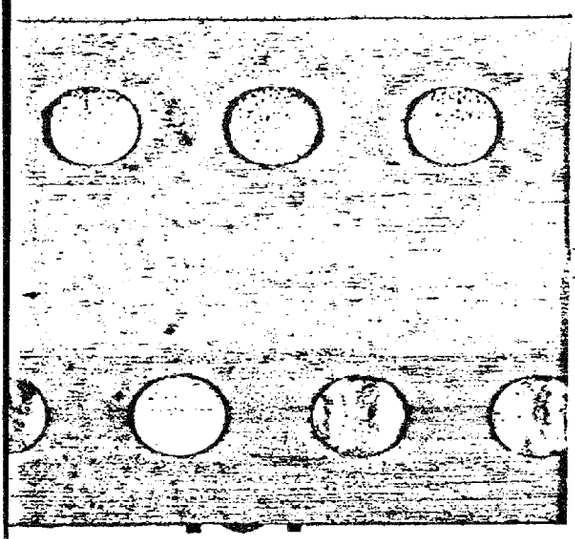
RECEIVED OF _____

FOR _____

BOOK 10253 PG 685

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 475000.00
CON TX 1757.50
PRFEE 1.00
MISC D 16.00
TOTAL 1774.50
CHECK 17 4.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 11:03 J001 9.95

0244712
IDENTIF. # REFERENCE

96 NOV -7 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

No. 1086213