49

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY: PETER H. CURRY, TUKE YOPP & SWEENEY,
SUITE 1100, NATIONSBANK PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

**GRANTOR:** The Paul Gold Family Trust, Bruce H. Gold and Joan Gold Cypress

**GRANTEE:** SUSA Partnership, L.P.

| Address New Owner as Follows: | Send Tax Bills: | Map Parcel No. |
|---|---|---|
| SUSA Partnership, L.P. | Same | Map 163 |
| c/o Storage USA, Inc. | | Parcel 201 |
| 6075 Poplar Avenue | | |
| Suite 229 | | |
| Memphis, TN 38119 | | |

**********

FOR AND IN CONSIDERATION OF the sum of Three Million Ninety Two Thousand Two Hundred and 00/100 Dollars ($3,092,200.00), the receipt and sufficiency of which are hereby acknowledged, the Paul Gold Family Trust, Bruce H. Gold and Joan Gold Cypress, Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSA Partnership, L.P., Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1124 Bell Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,092,200.00.

Affiant: _____

Sworn to and subscribed before me, this 18th day of November, 1996.

Emma B Moore
Notary Public

My Commission Expires: 3/07/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

187356.1 11/18/96

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Witness our hands this 18th day of November, 1996.

By: The Paul Gold Family Trust

By: _____, Trustee
Bruce H. Gold, Trustee

By: _____
Bruce H. Gold

By: _____
Joan Gold Cypress

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Emily B Moore, a Notary Public of said County and State, personally appeared Bruce H. Gold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Paul Gold Family Trust, the within named bargainor, a trust, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Nashville, TN, this 18th day of November, 1996.

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

EMILY B. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

024050
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:20
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

187356.1 11/18/96

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Emily B Moore, a Notary Public of said County and State, Bruce H. Gold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18t day of November, 1996.

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

EMILY B MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Emily B Moore, a Notary Public of said County and State, Joan Gold Cypress, 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.

Witness my hand, at Office, this 18t day of November, 1996.

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

187356.1 11/18/96

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision Lot 1 Hickory Hollow Business Center, as shown on plat of record in Plat Book 7900, page 566, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to The Paul Gold Family Trust, Bruce H. Gold and Joan Gold Cypress by Deed of Record in Book 10246, page 778, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

BOOK 10264 PG 49

Matters shown on Plat recorded in Book 7900, page 566 and as shown on Survey No. 96829/2, dated 10/25/96 and revised 11/13/96, prepared by Barton F. Carr for Bock & Clark's National Survey Network as follows:

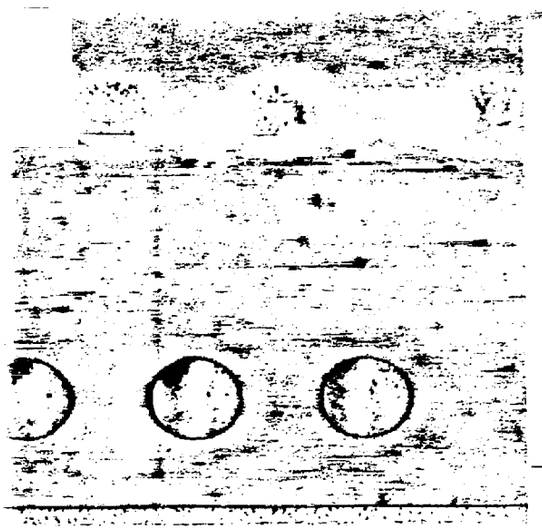
(a) Restriction(s) in Owner's Certificate and Notes as shown on recorded Plat.
(b) Fence(s) surround the buildings and are located both within and without the property lines as shown on survey.
(c) Utility Line(s) and Pole(s) on the northerly portion and over the easterly line as shown.
(d) Cellular Phone Tower in northerly portion as shown.
(e) Power Line(s) and Pole(s) are located along the southerly boundary.
(f) Note "A" curb line and fence 3' east of property line.
(g) Note "C" access driveway (unrecorded easement)
(h) Note "D" concrete pad extends 5' east of property line.

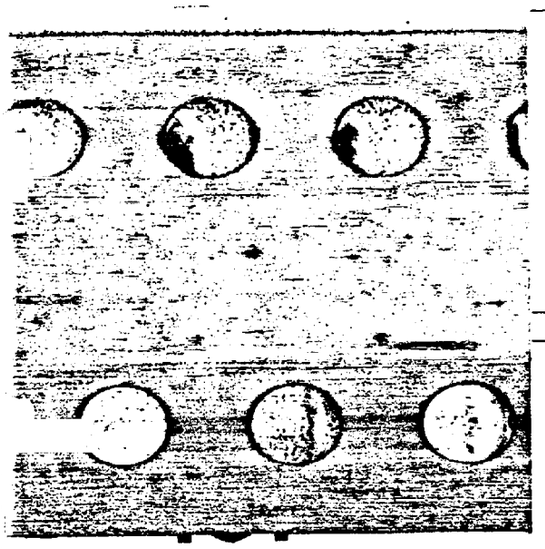
ALL as more particularly shown on said plat

Storm Water Detention Agreement of record in Book 6934, page 10.

Memorandum of PCS Site Agreement in Book 10130, page 730. NOTE: Said memorandum subject to a Non-Disturbance and Attornment Agreement in Book 10184, page 110.

7067 11/19 0101 03CHECK 11462.14





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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 50

| | | |
|---|---|---|
| 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 | 3092200.00 |
| | | | CON TX | 11441.14 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 20.00 |
| | | | TOTAL | 11462.14 |
| | | | CHECK | 11462.14 |

11/19/96 01 15:22 0001 7067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248050
IDENTIF. & REFERENCE

96 NOV 19 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1089785