49

WARRANTY DEED

BOOK 10264 PG 51

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

GRANTOR: David G. Patterson, Bruce H. Gold, Joan Gold Cypress and Shirley S. Gold

GRANTEE: SUSA Partnership, L.P.

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
SUSA Partnership, L.P.	Same	Map 106-16
c/o Storage USA, Inc.		Parcel 51
6075 Poplar Avenue		
Suite 229		
Memphis, TN 38119		

****

FOR AND IN CONSIDERATION OF the sum of Four Million Four Hundred Ninety Six Thousand Three Hundred and 00/100 Dollars ($4,496,300.00), the receipt and sufficiency of which are hereby acknowledged, David G. Patterson, Bruce H. Gold, Joan Gold Cypress and Shirley S. Gold, 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 1058 Murfreesboro 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 $4,496,300.00.

Affiant: _____

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

_____
Notary Public

My Commission Expires: 3/27/99

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

87354:TTI/18196

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.

David G. Patterson

Bruce H. Gold

Joan Gold Cypress

Shirley S. Gold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily B. Moore, a Notary Public of said County and State, David G. Patterson, 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 18th day of November, 1996.

Emily B. Moore
Notary Public

My Commission Expires: 3/27/99

EMILY B. MOORE NOTARY PUBLIC AT LARGE DAVIDSON

187354.1 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 18th day of November, 1996.

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

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 18th day of November, 1996.

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Emily B Moore, a Notary Public of said County and State, Shirley S. 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 she executed the within instrument for the purposes therein contained.

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

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

EXHIBIT A

PROPERTY DESCRIPTION

BOOK 10264 PG 54

TRACT 1:

BEING in the Third (3rd) Civil District, being parto of Lot Nos. 11 and 12 on the map showing the Subdivision of H.W. Williams Land, as of record in Book 547, page 63, Register's office for said County, and described according to a survey made by Turner Engineering company, Inc., dated June 12, 1968, as follows:

BEGINNING at an iron pin in the northerly margin of Murfreesboro Road as widened, being South 49° 25' East, a distance of 163 feet from the south end of the southeast return of Philfre Court and said Murfreesboro Road; thence North 43° 56' East a distance of 190 feet to an iron pin; thence South 49° 25' East a distance of 151.0 feet to a point, passing through a 2 inch iron pipe witness at 144.0 feet; thence South 35° 58' West a distance of 190.06 feet to the northerly margin of murfreesboro road; thence with said margin North 49° 25' West a distance of 174.1 feet to the POINT OF BEGINNING, containing 30,833 square feet more or less or 0.71 acres, more or less.

BEING the same property conveyed to David G. Patterson, Bruce H. Gold, Joan Gold Cypress and Shirley S. Gold by Quitclaim Deed of Record in Book 10257, page 202, Register's Office for Davidson County, Tennessee.

0248051
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:21
REGISTER
DAVIDSON COUNTY, TN.

187354.1 11/18/96

EXHIBIT "B"

BOOK 10264 PG 55

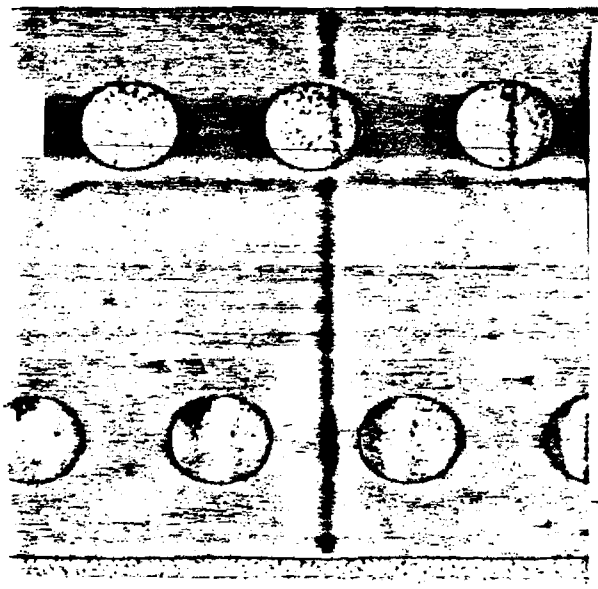
Easement(s) for sanitary sewers and/or storm drainage to Metropolitan Gov[illegible] Nashville and Davidson County , as set forth in instrument recorded in [illegible] 260 and as shown on Plat of Record in Book 5200, page 170. (As to Tract [illegible] 3)

Matters shown on Plat recorded in Plat Book 5200, page 170 and as shown on survey No. 96829/1, dated 10/29/96 and revised 11/11/96, prepared by James Allen Crawford for Bock & Clark's National Survey Network as follows:

(a) Drainage system surrounds buildings as shown.
(b) Surveyor indicates an overlap of adjacent plat of Gower Center, as of record in Plat Book 6250, page 280, at our southeasterly corner (Note "A").
(c) Two-story building on Tax Parcel 50 encroaches over our southeasterly line (Note "B").
(d) Fence(s) are near the perimeter as shown on survey
(e) 3.1' encroachment into Tax Parcel 155 (Note "D").
(f) Encroachment into Tax Parcel 49 on the southeasterly boundary (Note "E").
(g) Building "H" encroaches into sanitary sewer easement at southwesterly corner.
(h) 20' public utility easement along southeasterly boundary of Lot Nos. 1 and 2 and along southwesterly boundary of Lot 1.
(i) 20' public utility and drainage easement and 20' sanitary sewer easement crosses over subject property between the buildings.
(j) 10' public utility and drainage easement on the easterly boundary.
(k) Slope easement and utility easement crosses the northeasterly portion.
(l) 15' minimum building setback line adjacent to Philfre Court.
(m) Restriction(s) in Owner's Certificate and Notes on Plat.

ALL as more particularly shown on said plat

7668 11/19 0101 03CHECK 16657.31



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

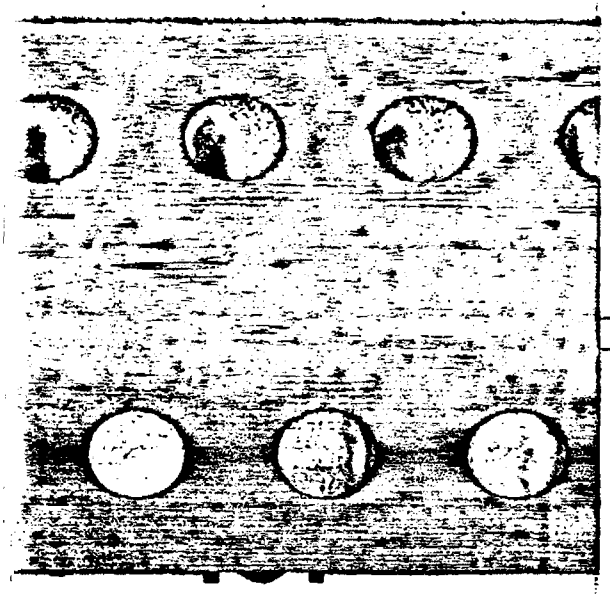
RECEIVED OF _____

FOR _____

BOOK 10264 PG 56

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
				4496300.00
			CON TX	16636.31
			PRFEE	1.00
			WDEED	20.00
			TOTAL	16657.31
			CHECK	16657.31
11/19/96	01		15:23 0001	7068



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV 19 PM 3: 23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0248051
IDENTIF. ↑ REFERENCE

No. 1089786