0248052

IDENTIF. # REFERENCE

99

# WARRANTY DEED

96 NOV 19 PM 3:21

REGISTER
DAVIDSON COUNTY, TN.

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.

BOOK 10264 PG 57

| Address New Owner as Follows: | Send Tax Bills: | Map Parcel No. |
|---|---|---|
| SUSA Partnership, L.P. | Same | Map 146-4 |
| c/o Storage USA, Inc. | | Parcel 166 & |
| 6075 Poplar Avenue | | 192 |
| Suite 229 | | |
| Memphis, TN 38119 | | |

**********

FOR AND IN CONSIDERATION OF the sum of Five Million Three Hundred Two Thousand and 00/100 Dollars ($5,302,000.00), 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 4813 Trousdale Avenue, 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 $5,302,000.00.

Affiant: _____

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

_____
Notary Public

My Commission Expires: 3/07/99

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

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.

_____
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, 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

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 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

EXHIBIT A

BOOK 10264 PG 60

PROPERTY DESCRIPTION

TRACT 1:

LAND in Davidson County, State of Tennessee, described as follows, to wit:

BEING a tract of land in the Sixth (6th) Civil District of Davidson County, Tennessee, described according to a survey of Stanford and Associates, Inc., dated March 7, 1979, and described as follows:

BEGINNING at a point in the westerly margin of Trousdale Drive, 461.3 feet, more or less, north of the northeast corner of Lot 248, Crieve Hall Estates, Section 3, Plat Book 2133, page 59; thence leaving Trousdale Drive, North 86° 07' 30" West 210.00 feet to a point; thence North 3° 52' 30" 125.00 feet to a point; thence South 86° 07' 30" East 210.00 feet to a point in the westerly margin of Trousdale Drive; thence with the margin of same, South 3° 52' 30" West 125.00 feet to the point of beginning.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Dorothy R. Norton Property, as shown on plat of record in Plat Book 6250, page 273, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT 3:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Dorothy R. Norton Property, as shown on plat of record in Plat Book 6250, page 273, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TOGETHER with easement for ingress and egress appurtanent thereto as set forth in Book 8002, page 65.

BEING the same properties conveyed to The Paul Gold Family Trust, Bruce H. Gold and Joan Gold Cypress by Deed of Record in Book 10246, page 781, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

Matters shown on Plat recorded in Book 5190, page 299, as follows:

(a) A 15' minimum building setback line from Trousdale Drive along the eastern line of property.
(b) Restriction(s) in Owner's Certificate and notes as shown on said plat.

ALL as shown on said Plat as to Tract 1.

Terms and Provisions of lease dated August 26, 1993, by and between Bruce Gold, Trustee, as Lessor and Contel Cellular of Nashville, Inc. as Lessee, a memorandum of which is in Book 9152, page 553. (As to Tract 1)

Memorandum of PCS Site Agreement in Book 10067, page 282. (As to Tract 1) NOTE: Said Memorandum subject to a Non-Disturbance and Attornment Agreement of record in Book 10181, page 649.

Matters shown on Plat recorded in Book 6250, page 273, as follows:

(a) A 30' minimum building setback line along the easterly line of Lots 3 and 4.
(b) A 20' minimum building setback line along the northern and northwesterly boundary of Lot 3.
(c) A 35' access easement and private water service line easement along the southern line of Lot 3.
(d) Restriction(s) in Owner's Certificate and notes.

ALL as shown on said Plat as to Tracts 2 and 3 (Lots 3 and 4).

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6520, page 828, as amended and restated in Book 6625, page 506, and in any allied instrument(s) referred to in said restrictions.
Cross Easement Agreement in Book 7736, page 361, as re-recorded in Book 7747, page 434. (As to Tract 2)

Rights of others in grant of easement for ingress, egress and regress in Book 8002, page 65.

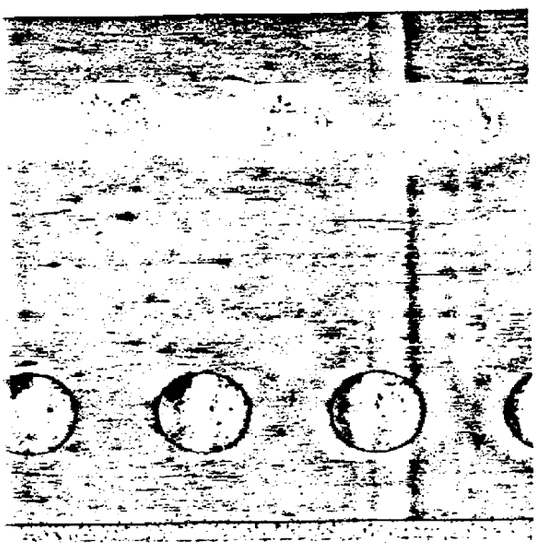
Storm Water Detention Agreement of record in Book 6519, page 984. (As to Tract 3)

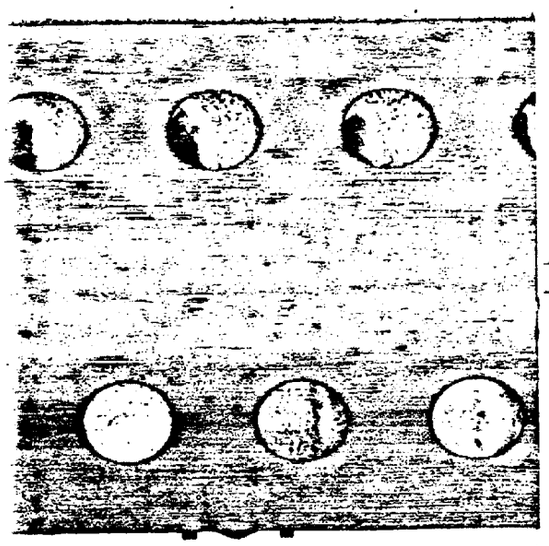
Matters on Survey No. 96829/3, dated 10/21/96 and revised 11/13/96, prepared by Barton F. Carr for Bock & Clark's National Surveyors Network indicates the following:

(a) Point of beginning in description should be 461.3 rather than 461.4.
(b) Fence(s) are located around the buildings as shown.
(c) Curb improvements over the south property line of Tract 1.
(d) Dumpster pad located on the northerly boundary line.
(e) Certain asphalt parking improvements are located over the easterly boundary of Lot 3.
(f) Retaining wall encroaches over the westerly boundary. (Note: "C")
(g) Storm pipes extend over the westerly boundary. (Note: "D")
(h) Cellular tower in southwest corner of Tract 1.

ALL as more particularly shown on said plat

7069 11/19 0101 03CHECK 19638.40





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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 62

| | | |
|---|---|---|
| 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 | 5302000.00 |
| | | | CON TX | 19617.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 20.00 |
| | | | TOTAL | 19638.40 |
| | | | CHECK | 19638.40 |
| 11/19/96 | 01 | | 15:23 0001 | 7069 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248052
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089787