0248053

BOOK 10264 PG 63 IDENTIF. # REFERENCE 49

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 Estate of Emanuel Schatten, 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 102-4
c/o Storage USA, Inc.		Parcel 96+218
6075 Poplar Avenue		
Suite 229		
Memphis, TN 38119		

****

FOR AND IN CONSIDERATION OF the sum of Four Million Six Hundred Eighty Thousand and 00/100 Dollars ($4,680,000.00), the receipt and sufficiency of which are hereby acknowledged, the Estate of Emanuel Schatten, 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 3744 Old Hickory Boulevard, 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 $ 4,680,000.00

Affiant: _____

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

_____
Notary Public

My Commission Expires: 3/27/99

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

TD 3874 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 Estate of Emanuel Schatten

By: Maxie O. Patton
Executor

By: Sidney Schatten
Executor

By: Calvin L. Tate
Executor

By: The Paul Gold Family Trust

By: Bruce H. Gold, Trustee
Bruce H. Gold, Trustee

By: Bruce H. Gold
Bruce H. Gold

By: Joan Gold Cypress
Joan Gold Cypress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Emily B. Moore, a Notary Public of said County and State, personally appeared Maxie O. Patton with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

Witness my hand and seal, at Office in Nashville, this 18th day of ~~October~~ NOVEMBER 1996.

Emily B. Moore
Notary Public

My Commission Expires: 3/27/99

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Emily B Moore, a Notary Public of said County and State, personally appeared Sidney Schatten with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

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

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Emily B. Moore, a Notary Public of said County and State, personally appeared Calvin L. Tate with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an executor of the ESTATE OF EMANUEL SCHATTEN, the within named bargainor, and that he as such executor of the Estate, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as executor of the Estate.

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

Emily B Moore
Notary Public

My Commission Expires: 3/27/99

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

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, 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.

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

EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land bounded on the South by Old Hickory Boulevard, on the West by Premier Drive and Metro Government, on the North by United Benefit Life Insurance Company and A.B. Pratt, on the East by Wiggins Plaza, and being more particularly described as follows:

Beginning at a concrete monument in the North right-of-way line of Old Hickory Boulevard at the terminus of the East right-of-way line return of Premier Drive;

Thence with the East right-of-way line of Premier Drive on a curve to the Right, the central angle of which is 49 deg. 18 min. 00 sec., the radius of which is 30.00 feet, the chord of which is North 48 deg. 35 min. 14 sec. West, 25.02 feet, an arc distance of 25.81 feet to a concrete monument corner common with Metro Government of Nashville;

Thence with Metro Government of Nashville, North 32 deg. 23 min. 12 sec. East, 222.45 feet to a concrete monument corner common with Metro Government of Nashville in the East right-of-way line of Premier Drive;

Thence with the East right-of-way line of Premier Drive, North 44 deg. 06 min. 03 sec. East, 242.42 feet to a concrete monument corner common with United Benefit Life Insurance Company;

Thence with United Benefit Life Insurance Company, South 45 deg. 53 min. 57 sec. East, 128.94 feet to a concrete monument corner;

Thence North 46 deg. 06 min. 03 sec. East, 279.77 feet to a concrete monument corner common with A.B. Pratt in the East line of United Benefit Life Insurance Company;

Thence with A.B. Pratt, South 50 deg. 19 min. 06 sec. East, 145.66 feet to a concrete monument corner common with Wiggins Plaza in the South line of A.B. Pratt;

Thence with Wiggins Plaza, South 39 deg. 40 min. 54 sec. West, 90.00 feet to a concrete monument;

Thence South 34 deg. 40 min. 54 sec. West, 578.10 feet to a concrete monument corner common with Wiggins Plaza in the North right-of-way line of Old Hickory Boulevard;

Thence with the North right-of-way line of Old Hickory Boulevard, North 55 deg. 48 min. 00 sec. West, 102.46 feet to a concrete monument;

Thence on a curve to the left, the central angle of which is 17 deg. 26 min. 14 sec., the radius of which is 746.20 feet, the chord of which is North 64 deg. 31 min. 07 sec. West, 226.22 feet, an arc distance of 227.10 feet to the point of beginning.

Containing 4.39 acres, more or less.

BEING the same property conveyed to The Estate of Emanuel Schatten, the Paul Gold Family Trust, Bruce H. Gold and Joan Gold Cypress by Deed of Record in Book 10246, page 784, Register's Office for Davidson County, Tennessee.

187357.1 11/18/96

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

BOOK 10264 PG 68

Matters shown on Plat recorded in Book 6250, page 442 and as shown on Survey No. 96829, dated 10/24/96, prepared by Barton F. Carr for Bock & Clark's National Surveyors Network as follows:

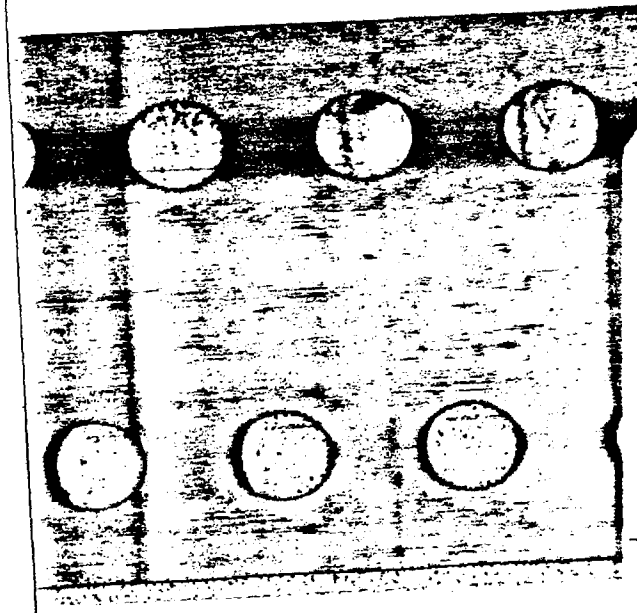
(a) 20' Building Setback Lines adjacent to Old Hickory Boulevard and Premier Drive.
(b) 29' Access Easement at the southeasterly corner (Plat shows 25').
(c) 10' Public Utility and Drainage Easement(s) along the southeasterly and northerly boundaries.
(d) Nashville Electric Service anchor easement adjacent to Old Hickory Boulevard and Nashville Electric Service overhang easement at the most westerly corner.
(e) 30' Ingress and Egress easement with 3' setbacks adjacent thereto.
(f) Drainage system surrounds the buildings as shown on survey.
(g) Fence(s) are located near the perimeter ash shown on survey.
(h) Buildings "A", "B", "C" and "D" encroach into 30' ingress/egress easement area.

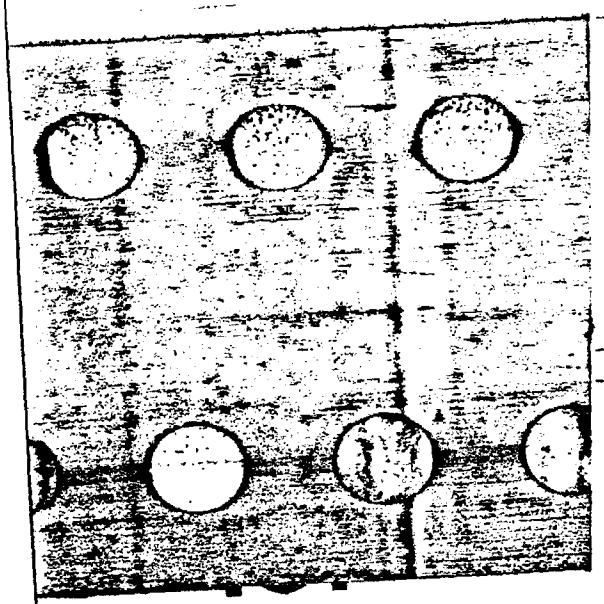
ALL as more particularly shown on said plat

Overhead electric power transmission line easement to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said government as set forth in instrument recorded in Book 4367, page 856.

Drainage easement(s) for the purpose of drainage of surfacr water, as set forth in instrument recorded in Book 6219, page 131.

7070 11/19 0101 03CHECK 17341.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10264 PG 69

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 468000.00
				CON TX 17316.00
				PRFEE 1.00
				WDEED 24.00
				TOTAL 17341.00
				CHECK 17341.00
11/19/96	01		15:24 0001	7070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02480 53
IDENTIF. # REFERENCE

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

No. 1089788