46

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF March 97

Notary Public

MY COMMISSION EXPIRES: 10/26/98
(AFFIX SEAL)

MICHAEL T. BATES NOTARY PUBLIC LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, [illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Storage Trust Investments- (NAME)	New Owner (NAME)	86-290
2407 Rangeline Road (ADDRESS)	(ADDRESS)	
Columbia, MO 65205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hillsboro Developers, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Storage Trust Investments- Tennessee, L.P.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot 1 as shown on the Resubdivision of Lots 1 and 2 of Central Pike Commercial Planned Unit Development, of record in Book 6200, Page 631, as corrected by Surveyors Certificate of Correction of record in Book 7279, Page 851, Register's office for Davidson County, Tennessee, to which plan reference is hereby made.

Together with a 25 foot non-exclusive easement for ingress and egress located upon the subject lot and Lot No. 3 as shown on the plat of record in Book 6200, Page 631, Register's Office for Davidson County, Tennessee, and together with a 35 foot non-exclusive easement for ingress and egress located on the western portion of Lot No. 2 as shown on the plat of record in Book 6200, Page 631, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hillsboro Developers, Inc., a Tennessee corporation by deed from Hillsboro Property Management Co., Inc. and Linda F. Heflin of record in Book 6677, Page 97, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Hillsboro Management Co., Inc. and Linda F. Heflin of record in Book 7029, Page 464, said Register's Office.

Subject to Taxes for 1997; Easements of record in Book 3860, Page 764; Agreement in Book 4764, Page 324; Rights of unrecorded tenantes, if any; The As-Built Land Title Survey by Dale and Associates dated March 11, 1997 shows the following: (a) Lack of direct access to I-40 from the premises, such right of access having been granted to the State of Tennessee by deed of record in Book 3368, Page 407, said Register's Office; (b) A 20 foot sewer

CONTINUED

This is unimproved ( ) improved (X) property, known as 1412 Central Pike, Hermitage, TN 37070
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of March, 19 97

Hillsboro Developers, Inc.
By: [signature], Pres.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Hillsboro Developers, Inc. the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN this the 19th day of March 19 97.

My commission expires 10/26/98 _____
Notary Public

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

LEGAL DESCRIPTION CONTINUATION

easement with 10 inch pipe across the southwest side of the property; (c) A 28" X 42" CMP drain in the northwest corner of Lot No. 1; (d) A 20 foot ingress and egress easement along the northerly property line; (e) Subject to the rights of others in and to that portion of the subject property located outside of the fence between Lots 1 and 2; (f) A chain link fence encroaching into the right-of-way of Central Court; (g) A portion of the fence encroaches onto the SW corner of Lot No. 2; (h) It apppears that a portion of the 18" RCP drain is located outside of the 20 foot sanitary sewer easement; (i) Subject to a 25' ingress and egress easement of which approximately 12.5' is on the subject property and (j) Subject to an encroachment of a portion of a concrete pad located on the southwestern corner of Lot No.3; and all matters shown on the Plan of Record.

9381 03/20 0101 03CHECK 6210-50

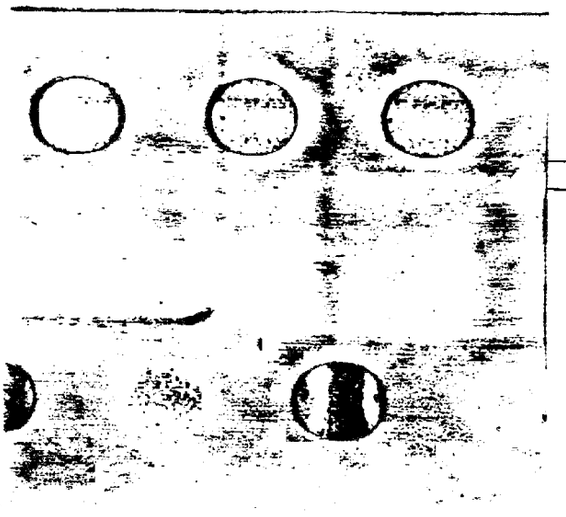
0285114

IDENTIFICATION

97 MAR 20 PM 3:21

RECORDER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 10386 PG 915

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	
				1675000.00
			CON TX	6197.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	6210.50
			CHECK	6210.50
03/20/97	01		15:27 0001	9381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285114
IDENTIFICATION REFERENCE

97 MAR 20 PM 3:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1129695