WARRANTY DEED

BOOK 10386 PG 916

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,175,000.00

Affiant

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

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Storage Trust Investments - (NAME)	New Owner (NAME)	163-80.00
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, Hickory Hollow Mini-Warehouse Associates a Tennessee limited partnership

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 in Davidson County, Tennessee, described as follows:

Being Lot No. 2 of the Guardian Storage Subdivision of record in Plat Book 6200, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, said description being incorporated herein by reference the same as if copied herein verbatim.

Being the same property conveyed to Hickory Hollow Mini-Warehouse Associates, a limited partnership by deed from Ben R. Cunningham and Gary Waller of record in Book 6395, Page 456, Register's Office for Davidson County, TN.

Subject to Taxes for 1997; Easement of record in Book 7196, Page 856; Agreement in Book 6354, Page 495; Easement in Book 4264, Page 897; Rights of unrecorded tenants, if any; The Plat of record in Book 6200, Page 92 shows a 20 foot setback line from Cane Ridge Road which would result in an encroachment of the buildings over said setback line. The survey prepared by Dale and Associates revised March 18, 1997 shows the setback line changed to 15 feet with no encroachment; The As-Built Land Title Survey by Dale and Associates dated March 11, 1997 shows the following: (a) Subject to a 20' minimum building setback line, over which the two southernmost buildings violate the minimum building setback line by approximately 5'; (b) A portion of the property is within the 100 year flood zone; (c) A fence encroaching outside of the subject property boundary and portions of another fence inside of the subject property boundary. Subject to the rights of others, if any, to portions of the subject property outside of the perimeter fence; (d) A 50'

CONTINUED

unimproved ( )
This is improved (X) property, known as 5246 Cane Ridge Road, Antioch, TN 37013
(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

Hickory Hollow Mini-Warehouse Associates a Tennessee limited partnership
By: Hillsboro Property Management Company, Inc.,
General Partner

By: Gary Waller, Pres.
Gary Waller,
President

LEGAL DESCRIPTION CONTINUATION

sanitary sewer easement; (e) Subject to the flow of Collins Creek as shown on said survey, and to an easement for the rights of others situated above and below Collins Creek to the flow and use of Collins Creek; and (f) A concrete pad and trailer as well as portions of buildings encroach upon easements of record,

BOOK 10386 PG 918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary Waller with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Hillsboro Property Management Company, Inc., the General Partner of Hickory Hollow Mini-Warehouse Associates, L.P., a TN limited partnership, the within named bargainor, and that he as such President of Hillsboro Property Management Company, Inc., the General Partner of Hickory Hollow Mini-Warehouse Associates, L.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Gary Waller as such President of Hillsboro Property Management Company, Inc., the General Partner of Hickory Hollow Mini-Warehouse Associates, a TN limited partnership.

Witness my hand and seal at office at Brentwood, Tennessee on the 20th day of March, 1997.

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

Michael T. Bates, Notary Public

My Commission Expires: 10/26/98

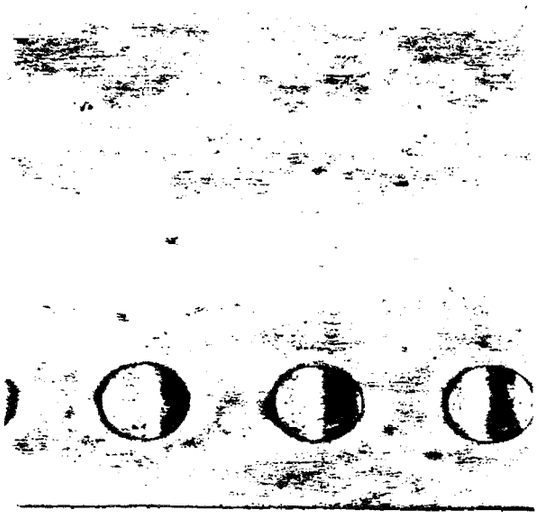
9382 03/20 0101 03CHECK 4360.50

0285115

IDENTIFICATION

97 MAR 20 PM 3:21

FILED
DAVIDSON COUNTY TN



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

RECEIVED OF _____

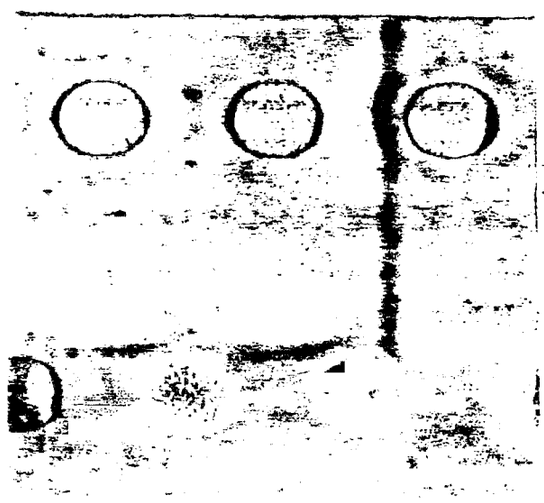
FOR _____

BOOK 10386 PG 919

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	
				1175000.00
			CON TX	4347.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	4360.50
			CHECK	4360.50
03/20/97	01		15:28 0001	9382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0285115
IDENTIFICATION REFERENCE

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

No. 1129696