TO: Box 36

This Instrument Was Prepared By:

Peter B. Glass
Glass, McCullough, Sherrill & Harrold, LLP
1409 Peachtree Street, NE
Atlanta, GA 30309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,697,000.00.

Affiant Peter B. Glass

Subscribed and sworn to before me, this the 30th day of June, 1997.

Notary Public

My Commission Expires: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires March 24, 2001
STATE OF TENNESSEE

Name Address

Address New Owner(s) as Follows:	Send Tax Bills to:	Map Parcel Numbers
Self Storage Mini Storage	same	70 - 16 - 19 71 - 13 - 13 71 - 13 - 19
(Name) 23221 Mercantile Road	(Name)	
(Street Address or Route Number) Beachwood, Ohio 44122-5911	(Street Address)	
(City) (State) (P.O. Zip)	(City) (State) (Zip)	

BOOK 10511 PG 276

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **FIRST INDUSTRIAL FINANCING PARTNERSHIP, L.P.,** a Delaware limited partnership (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SELF SERVICE MINI STORAGE,** an Ohio partnership (hereinafter referred to as the "Grantee"), in fee simple, a certain tract or parcel of land situated in the City of Nashville, Davidson County, Tennessee, which tract or parcel of land (hereinafter referred to as the "Property") is more particularly described on **Exhibit "A"** which is attached hereto and made a part hereof by this reference, together with appurtenances, hereditaments, estate, title and interest thereto appertaining, to have and to hold the Property to the Grantee, in fee simple, subject, however, to the matters set forth on **Exhibit "B"** which is attached hereto and made a part hereof by this reference.

The Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey same; that it has not made, done, executed or suffered any act or thing whereby the Property or any part thereof now is or at any time hereafter shall or may

be imperiled, charged or encumbered in any manner whatsoever, except as herein set forth; and the Grantor will forever warrant and defend title to the Property against all persons lawfully claiming the same from, through or under it, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms shall be construed to include said parties, their heirs, successors and assigns, and such terms, or pronoun therefor, shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on the 30th day of June, 1997.

FIRST INDUSTRIAL FINANCING PARTNERSHIP, L.P., a Delaware limited partnership

By: First Industrial Finance Corporation, as general partner

By: _____
Name: MICHAEL W. BRENNAN
Title: ~~CHIEF OPERATING OFFICER & PRESIDENT~~ VICE PRESIDENT

By: _____
Attest:
Name: JAMES D. CARPENTER
Title: Vice President & Assistant Secretary

[CORPORATE SEAL]

STATE OF ~~ILLINOIS~~ Tennessee)
)
COUNTY OF ~~COOK~~ Davidson)

Before me, David B. Herbert a Notary Public of the State and County aforesaid, personally appeared James D. Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice-President (title) of First Industrial Finance Corporation, a Maryland corporation, which is the general partner of First Industrial Financing Partnership, L.P., the within named bargainor, a Delaware limited partnership, and that he, as such Vice-President (title) of the corporation, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the corporation as general partner of the partnership.

Witness my hand and seal this 30th day of June, 1997.

_____
Notary Public

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

320203 1/2872.231

EXHIBIT A

PARCEL I

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Great Circle Road, being Lot No. 5B as shown on the plan Tract 5B, MetroCenter as of record in Book 5190, page 42, R.O.D.C., Lot No. 12A as shown on the plan of Tract 12A MetroCenter as of record in Book 5190, page 275, R.O.D.C., and Tract 12B as shown on the plan of MetroCenter, Section 13 as of record in Book 5190, page 486, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Great Circle Road, said point being northerly 410 feet, more or less, as measured along said westerly right-of-way line, from the centerline of Vantage Way;

Thence, leaving said westerly right-of-way line with the northerly line of property conveyed to Metro Exchange Nashville, L.P. by deed of record in Book 8193, page 871, R.O.D.C., which is the same property as that conveyed to National Life Insurance Company by deed of record in Book 6199, page 451, R.O.D.C., S 65 deg. 48 min. 22 sec. West, 615.80 feet to a point in the easterly line of property conveyed to CMD Realty Investment Fund, L.P. by deed of record in Book 9763, page 343, R.O.D.C.;

Thence, with said easterly line N 22 deg. 44 min. 13 sec. W, 316.15 feet to a point;

Thence, with the easterly line of property conveyed to Joseph L. Lackey, Jr. by deed of record in Book 9604, page 91, R.O.D.C., N 07 deg. 36 min. 44 sec. W, 350.74 feet to a point;

Thence, with the easterly line of property conveyed to Dede Wallace Institute by deed of record in Book 6809, page 826, R.O.D.C., N 15 deg. 58 min. 00 sec. W, 206.00 feet to a point;

Thence, with the easterly line of property conveyed to Delta Dental Plan of Tennessee by deed of record in Book 10066, page 349, R.O.D.C., and an easterly line of property conveyed to Nashville Area United Way by deed of record in Book 5345, page 229, R.O.D.C., N 25 deg. 50 min. 00 sec. W, 299.93 feet to a point;

Thence, with a southerly line of said Nashville Area United Way property and the southerly line of property conveyed to MetroCenter Holdings, Inc. by deed of record in Book 8321, page 668, R.O.D.C., which is the same property as that conveyed to MetroCenter Properties by deed of record in Book 5718, page 52, R.O.D.C., N 72 deg. 11

min. 24 sec. East 628.66 feet to an iron pin in the westerly right-of-way line Great Circle Road;

Thence, with said westerly right-of-way line the following calls:

S 16 deg. 36 min. 03 sec. East, 132.51 feet to a point;

With a curve to the right 339.60 feet to a point, said curve having a central angle of 11 deg. 02 min. 12 sec., a radius of 1,763.00 feet, a tangent of 170.33 feet and a chord of S 11 deg. 04 min. 57 sec. E, 339.08 feet;

With a curve to the left 632.58 feet to the point of beginning, said curve having a central angle of 29 deg. 18 min. 45 sec., a radius of 1,237.00 feet, a tangent of 323.51 feet and a chord of S 20 deg. 13 min. 14 sec. E, 625.97 feet.

Containing 656,391 square feet or 15.07 acres, more or less.

Being the same property as that conveyed to Great Circle Investments, Limited Partnership, by deed of record in Book 7739, page 418, R.O.D.C., all as shown on Survey by Barge, Waggoner, Sumner and Cannon dated 8/11/87, last revised 6/30/97.

SURVEYOR'S DESCRIPTION

Easement for ingress and egress to Lot No. 12A.

Title Commitment, Parcel II

BOOK 10511 PG 280

Being a parcel of land in the 1st Civil District of Nashville, Davidson County, Tennessee, being a part of Block G, as recorded in Plat Book 4675, page 48, MetroCenter,Section 1, more particularly described as follows:

Beginning at the southeast corner of Tract 7D, as recorded in Plat Book 4885, page 164, thence South 07 deg. 36' 44" East, along the rear lot line of Lot 12A as shown on the Plat of record in Book 5190, page 275, a distance of 30 feet; thence South 74 deg. 02' West 246 feet, more or less, to the east margin of an existing 40 foot access and public utility easement; thence North 15 deg. 58' West, 30 feet to the southwest corner of Tract 7D; thence North 74 deg. 02' East, 246 feet to the point of beginning.

SURVEYOR'S DESCRIPTION

Easement for ingress and egress to Tract 5B.

Title Commitment, Parcel III

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, being a part of Block G, as recorded in Plat Book 4675, page 48, MetroCenter, Section 1, more particularly described as follows:

Beginning at the southeast corner of Tract 7D as recorded in Plat Book 4885, page 164; thence N 82 deg. 23' 16" E, 35 feet to a point; thence S 7 deg. 36' 44" E, 234 feet to a point on the north margin of Tract 5B; thence with said north margin S 72 deg. 11' 24" W, 30.48 feet to a point; thence N 7 deg. 36' 44" W 185.45 feet to the beginning of a curve to the left; thence with a curve to the left having a central angle of 98 deg. 46' 36" a radius of 25 feet, 43.10 feet to a point; thence S 74 deg. 02' W 216.21 feet to the east margin of an existing 40 feet access and public utility easement; thence N 15 deg. 58' W 25 feet to Tract 7D; thence N 74 deg. 02' E, 246 feet to the point of beginning.

Title Commitment, Parcel IV

Together with the right to use the 40 foot common access easement for ingress and egress as shown on the plan of MetroCenter Tract 7D as of record in Book 4885, page 164, said Register's Office.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

BOOK 10511 PG 281

PERMITTED EXCEPTIONS

1. Taxes for the year 1997, which are a lien, but not yet due or payable, and taxes for subsequent years.

2. Restrictive covenants contained in Exclusive Covenant of record in Book 5225, page 125, as amended in Book 5229, page 891, Book 5242, page 389, Book 5428, page 283, and in Book 5709, page 443, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in Exclusive Covenant of record in Book 5225, page 120, in said Register's Office.

4. Restrictive covenants contained in Memorandum of Lease of record in Book 5225, page 112, in said Register's Office.

5. Covenant of record in Book 5442, page 388, in said Register's Office.

6. Terms and conditions contained in Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park of record in Book 7487, page 952, in said Register's Office.

7. Lease Agreement between Great Circle Investments and The European Chocolate Company, of record in Book 8301, page 912, as amended in Book 8301, page 928, in said Register's Office.

8. Rights of lessee under lease of record in Book 5674, page 944, as amended by amendment of record in Book 6098, page 414, in said Register's Office.

9. Matters shown on Plan of record in Book 4885, page 164, in said Register's Office. (As to Parcel II)

10. Matters shown on Plan of record in Book 5190, page 486, in said Register's Office. (as to Parcel I)

11. Matters shown on Plan of record in Book 5190, page 275, in said Register's Office. (As to Parcel I)

12. Matters shown on Plan of record in Book 5190, page 42, in said Register's Office. (as to Parcel I)

13. Easement Agreement of record in Book 5305, page 426, in said Register's Office.

14. Rights of tenants, as tenants only, under unrecorded leases.

032144 3
IDENTIF. & REFERENCE
97 JUN 30 PM 4:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
9173 06/30 0101 03CHECK 35903-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10511 PG 282

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
9697000.00
CON TX 35878.90
PRFEE 1.00
WDEED 24.00
TOTAL 35903.90
CHECK 35903.90

06/30/97 01 16:15 0001 9173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03214 43
IDENTIF. ↑ REFERENCE

97 JUN 30 PM 4:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168765