BOOK 10814 PG 420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2400
NASHVILLE, TENNESSEE 37238

The actual consideration for this transfer or value of property (whichever is greater) is $975,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12 day of February, 1998.

Notary Public
My Commission Expires: 3-27-99

ADDRESS NEW OWNER:

Silo Storage, L. L. C.
33 N. Stone Street, Suite 105
Tucson, AZ 84701

SEND TAX BILL TO:

SAME

Map: 161
Parcel: 243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mikinos, LLC, a Tennessee limited liability company, Debtor in possession, Case No. 397-04217-KL3-11, in the United States Bankruptcy Court for the District of Middle Tennessee, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Silo Storage, L. L. C., an Arizona limited liability company, hereinafter the GRANTEE(S), its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 425 Swiss Avenue, Nashville, Davidson County, Tennessee 37211.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including without limitation:

1. Taxes for 1998, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 6900, page 806, Register's Office for Davidson County, Tennessee.

3. Agreement containing restrictions by and between American Fletcher National Bank and Trust Company and Cities Service Company, of record in Book 5497, page 230, Register's Office for Davidson County, Tennessee.

4. Agreement for Participation in Huntington Park Trunk Sewer of record in Book 4730, page 607, Register's Office for Davidson County, Tennessee.

5. Subject to rights of tenants under unrecorded leases.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors, and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 26 day of February, 1998.

GRANTOR:

Mikinos, LLC,
a Tennessee limited liability company

BY: Joe D. Fedigil
ITS: Chief Manager

STATE OF TENNESSEE)
COUNTY OF (DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe D. Fedigil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Mikinos, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as such Chief Manager.

WITNESS MY HAND AND SEAL, at office in Nashville, this 26 day of February 1998.

Mary J Hilley
Notary Public

My Commission Expires: 3-27-99.

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EXHIBIT "A"

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 2 as shown on the plat of Hickory Commercial Park, Section One of record in Plat Book 6900, Page 806, R.O.D.C. and being more particularly described as follows;

BEGINNING, at a point in the southerly right-of-way line of Swiss Avenue, said point being 448.87 feet, more or less, from the westerly terminus of a curve return at the intersection of Nolensville Pike and Swiss Avenue, said point being the northwesterly corner of Lot No. 1 of said Hickory Commercial Park, Section One;

THENCE, along said westerly line of Lot No. 1, S 06° 00' 40" W, 167.77 feet to a point, in the northwesterly corner of property conveyed to Bill Henry by deed of record in Book 4012, Page 401, R.O.D.C.;

THENCE, with the westerly line of Henry property, S 06° 00' 40" W, 475.00 feet to a point in the northerly line of Lot No. 2, as shown on the plan of Maple Ridge of record in Plat Book 6250, Page 863, R.O.D.C.;

THENCE, along said northerly line, N 83° 38' 04" W, 822.00 feet to an existing iron pin in the easterly line of Lot No. 3, Hickory Commercial Park, Section One;

THENCE, with the easterly line of Lot 3, N 06° 00' 40" E, 550.98 feet to a point in the southerly right-of-way line of Swiss Avenue;

THENCE, with the southerly right-of-way line of Swiss Avenue, S 83° 53' 00" E, 489.72 feet to a point;.

THENCE, with a curve to the left 347.51 feet to the point of beginning, said curve having a central angle of 29° 45' 09", a radius of 669.22 feet, a tangent of 177.77 feet and a chord of N 81° 14' 26" E, 343.62 feet.

Being the same property conveyed to Mikinos, LLC, a Tennessee limited liability company, by Warranty Deed from John Arnold Banks, Trustee of The Joe and Sharon Feagin Children's Trust, a Texas trust, and Jon Condoianis, Trustee of the Christopher Nicola Tomescu Trust, a Texas trust of record in Book 9764, page 439, Register's Office for Davidson County, Tennessee.

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

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

RECEIVED OF _____

FOR _____

BOOK 10814 PG 423

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

CANT
975000.00
CON TX 3607.50
PRFEE 1.00
MTGREC 12.00
TOTAL 3620.50
CHECK 3620.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 101 9054

040649
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No. 1259550