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This instrument prepared by:
James Kelly Giffen
Attorney at Law
9724 Kingston Pike, Suite 107
Knoxville, Tennessee 37922-3387

This instrument was prepared from information furnished by the parties involved and the preparer makes no representation as to the status of the title or the accuracy of information.

Name and address of an owner:
Storage Partners of Nashville, Limited Partnership
c/o Sid Weiss
730 North Post Oak Rd., Suite 330
Houston, Texas 77024
Name and address of the person
or entity responsible for the
payment of real property taxes:
Storage Partners of Nashville, Limited Partnership
Same

Property tax parcel identification number:
091-14-0 248.00

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed and delivered as of the 11th day of March, 1998, from SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY, a Mississippi corporation ("Grantor"), to STORAGE PARTNERS OF NASHVILLE, LIMITED PARTNERSHIP, a Maryland limited partnership ("Grantee").

WITNESSETH:

The Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Grantee the following described real estate ("Property"), to wit:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, lying on the south side of Charlotte Pike between Lellyett Street and Osceola Avenue, being Lot No. 1 as shown on the Plat of John M. Branham's Farm, Section Two of record in Plat Book 5210, page 252, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at the point of intersection of the southerly margin of Charlotte Pike and the easterly line of the property conveyed to Herbert Page of record in Book 3762, page 112, Register's Office for Davidson County, Tennessee; thence with said Charlotte Pike N 75° 45' E, 68.50 feet to a point; thence, leaving said pike with the line between Lot Nos. 1 and 2, S 24° 23' E, 173.00 feet to a point; thence, continuing with said lot lines, N 73° 57' E, 315.75 feet to a corner to West Nashville Heights Church of Christ of record in Book 3254, page 243, Register's Office for Davidson County, Tennessee; thence, with Church's south line N 82° 04' 38" E, 83.10 feet to a point; thence, continuing with said Church's line of record in Book 2544, page 28, Register's Office for Davidson County, Tennessee, S 06° 04' E, 765.14 feet to the northeast corner of Reserved Parcel "A"; thence, leaving said Church's west line with the north line of Reserved Parcel "A" S 79° 26' W, 209.22 feet to a point; thence, N 14° 15' W, 5.00 feet to a point; thence, S 75° 45' W, 310.00 feet to the west line of Reserved Parcel "A" and herein described Lot No. 1; thence, with said west line of Lot No. 1 N 06° 04' W, 110.03 feet to a point; thence, N 75° 46' E, 122.70 feet to a point; thence, N 14° 14' W, 193.00 feet to a point; thence, S 75° 46' W, 95.01 feet to a point; thence, with said west line of Lot No. 1 N 06° 04' W, 612.84 feet to the point of beginning. Containing 8.83 acres, more or less.

INCLUDING the essential road easement, dated December 28, 1979, of record in Book 5570, page 553, Register's Office for Davidson County, Tennessee, and the easements, restrictions and option agreement, dated as of December 28, 1979, of record in Book 5570, page 560, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Southern Farm Bureau Life Insurance Company, by deed dated as of October 29, 1992, from James Kelly Giffen, as successor trustee, of record in Deed Book 8769, page 861, in the Register's Office for Davidson County, Tennessee.

This conveyance (and the term "Property") INCLUDES all hereditaments and appurtenances relating to the Property and all covenants and warranties running in favor of the Grantor relating to the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging unto the Grantee, and the Grantee's successors and assigns forever.

The Grantor does hereby covenant with the Grantee, and the Grantee's successors and assigns, that the Property is free and clear from all liens and encumbrances made or suffered by the Grantor, except this conveyance is SUBJECT TO the following:

1. Rights of tenants in possession.

2. Property taxes for 1998 and later years.

3. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 7, 1965, of record in Book 3913, page 920, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plat of record in Book 5210, page 252, Register's Office for Davidson County, Tennessee.

5. Essential road easement, dated December 28, 1979, of record in Book 5570, page 553, Register's Office for Davidson County, Tennessee.

6. Easements, restrictions and option agreement, dated as of December 28, 1979, of record in Book 5570, page 560, Register's Office for Davidson County, Tennessee.

7. Subordination agreement, dated as of February 12, 1980, of record in Book 5570, page 602, Register's Office for Davidson County, Tennessee.

8. Sewer easement to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 29, 1980, of record in Book 5674, page 362, Register's Office for Davidson County, Tennessee.

9. All facts disclosed by survey of Barge, Waggoner, Sumner and Cannon, Inc. dated October 10, 1997 and revised October 23, 1997 and February 11, 1998.

And that the Grantor will forever warrant and defend the title and quiet possession of the Property to the Grantee, and the Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, BUT NO FURTHER OR OTHERWISE.

In this Special Warranty Deed any gender includes all other genders; the singular includes the plural; and the plural includes the singular.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed and delivered by its duly authorized Vice President and attested by its Sr. V.P. and Secretary as of the day and year first above written.

SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY

Attest: _____ By: _____
Name: V.N. Cook Name: Walter J. Olson III
Its: Sr. V.P. and Secretary Its: Vice President

STATE OF MISSISSIPPI)
)
COUNTY OF HINDS)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid duly commissioned and qualified, personally appeared Walter J Olson III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of the Southern Farm Bureau Life Insurance Company, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Hinds County, this 11th day of March, 1998.

_____
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: October 17, 2001
BONDED THRU HEIDEN-MARCHETTI, INC.

JANE W. BLOCK NOTARY PUBLIC MADISON COUNTY, MS

AFFIDAVIT

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 1,825,000 .

Affiant

Subscribed and sworn to before me this 11th day of March, 1998.

Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: October 17, 2001
BONDED THRU HEIDEN-MARCHETTI, INC.

JANE B. HADDOCK NOTARY PUBLIC MADISON COUNTY, MS

0411975

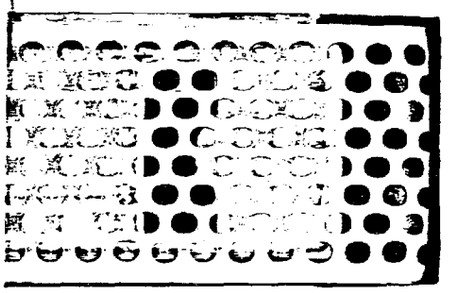
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 1:24

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5562 03/13 0101 03CHECK 6773.50

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



RECEIVED OF _____

FOR _____

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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

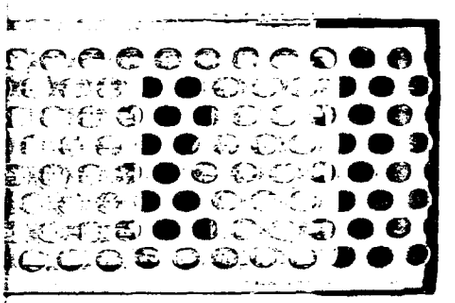
CAMT
1825000.00
CON TX 6752.50
PRFEE 1.00
WDEED 20.00
TOTAL 6773.50
CHECK 6773.50

03/13/98 01 13:22 0001 5562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 I 1975
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1265936