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This instrument prepared by:

CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

BOOK 10917 PG 183

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
FREEGARD PARTNERS II 109 Murphy Court Nashville, TN 37203	Same	Map 86 Parcels 330 & 331

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, SHURGARD–FREEMAN HERMITAGE JOINT VENTURE, a Tennessee Joint Venture Partnership (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto FREEGARD PARTNERS II, LLC a Tennessee general partnership (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

- Land in Davidson County, being Lots 2 and Three 3 on the Plat of the First Revision of Lots 2 and 3 of The Gateway of Hermitage of record in Plat Book 8250, Page 904, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

  Being part of the same property conveyed to Shurgard-Freeman Hermitage Joint Venture, a Tennessee Joint Venture Partnership, the venturers of which are Shurgard Storage Centers, Inc., a Delaware Corporation and Freegard Partners II, a Tennessee general partnership composed of Freeman Management Corporation, a Tennessee Corporation, James E. Freeman, Sr. and Brian K. Dixon, both individuals, by deed from James E. Freeman, Sr. of record in Book 9516, page 428, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) Metro taxes for 1998, a lien, but not yet due and payable; (2) Permanent Utility Easement granted to the Electric Power Board of Metropolitan Government of record in Book 5684, page 983, said Register's Office; (3) Lack of direct access to Interstate 40, the same having been conveyed by instrument of record in Book 3345, pages 534, 531 and 532, said Register's Office; (4) Easement to cut and maintain an outlet ditch as set forth in deed of record in Book 3345, pages 534, 531 and 532, said Register's Office; (5) Permanent Drainage Easement, Temporary Slope and Construction Easements as contained in the instrument of record in Book 7687, page 349, as corrected in Book 7866, page 310, said Register's Office; (6) Any rights for ingress and egress conveyed in the Deed of record in Book 7687, page 344, as corrected in Book 7866, page 304, said Register's Office; (7) Easement for the flow of any lake, pond or creek; (8) All matters shown on the survey by Walter Davidson & Associates, RLS No. 1401, dated October 31, 1994, Job No. 9302; (9) All matters shown on the final plat of The Gateway of Hermitage of record at Book 7900, page 751, Register's Office for Davidson County, Tennessee; (10) Deed of Conveyance from Shurgard/Freeman Hermitage Joint Venture, to the Metropolitan Government of Nashville, Davidson County, Department of Water and Sewerage Services, of record in Book 10830, page 500, said Register's Office.

Grantor further covenants and binds itself, its heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set its hand, this 27th day of April, 1998.

SHURGARD-FREEMAN HERMITAGE JOINT VENTURE
By: FREEGARD PARTNERS II, General Partner and Joint Venturer,
By: Freeman Management Corporation, Managing Partner of FREEGARD PARTNERS II

By: _____
J. Edmond Freeman, Jr.
ITS: President

0433968
IDENTIF. # REFERENCE

98 MAY -5 PM 3:19
REGISTER
DAVIDSON COUNTY, TN

BOOK 10917 PG 184

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of April, 1998 before me personally appeared J. Edmond Freeman, Jr., to me known (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the President of Freeman Management Corporation a Tennessee corporation, the General Partner of FREEGARD PARTNERS II, a Tennessee General Partnership and General Partner of SHURGARD–FREEMAN HERMITAGE JOINT VENTURE, a Tennessee Joint Venture, the within named affiant, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal in Nashville, Tennessee, this 27th day of April, 1998.

G. Miller Morgan II
Notary Public

My Commission Expires: 12/23/03

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is Six Hundred Fifty Four Thousand and no/100 ($654,750.00) Dollars and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me
this 27th day of April, 1998.

G. Miller Morgan II
NOTARY PUBLIC

My commission expires:
12/23/03

g\4\deedfgp2.war

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

RECEIVED OF _____

FOR _____

BOOK 10917 PG 185

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	
				654750.00
			CON TX	2422.58
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2431.58
			CHECK	2431.58
05/05/98	01		15:22 0001	3071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433968
IDENTIF. # REFERENCE

98 MAY -5 PM 3:19

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1289132