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0433969
IDENTIF. & REFERENCE
98 MAY -5 PM 3:19
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10317 PG 186

This instrument prepared by:

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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
AFCO Realty Services, LLC 4200 Northside Parkway, N.W. Building Twelve Atlanta, GA 30327	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, FREEGARD PARTNERS II, a Tennessee general partnership (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto AFCO Lodges–Hermitage, LLC a Georgia limited liability company (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) All matters shown 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; (11) 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; (12) Sign Easement Agreement of record in Book 10917, Page 183 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restrictive covenants which shall become effective upon the recording of this instrument and shall run with the land and be binding on all persons claiming by through or under Grantor:

1. No self–storage or any other storage business shall be operated on the property for as long as Grantor and Grantor's successors and assigns shall operate a storage business on any parcel adjacent to the property.

2. No adult–only bookstore, theater, peep show, adult only entertainment or other similar business shall be operated on the property.

3. No business shall be located on the property which engages in the advocacy or performance of human abortions.

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.

FREEGARD PARTNERS II

By: Freeman Management Corporation, Managing Partner of FREEGARD PARTNERS II

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

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, 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 Logan II
Notary Public

My Commission Expires: 12/23/03

NOTARY PUBLIC AT LARGE

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 Logan II
NOTARY PUBLIC

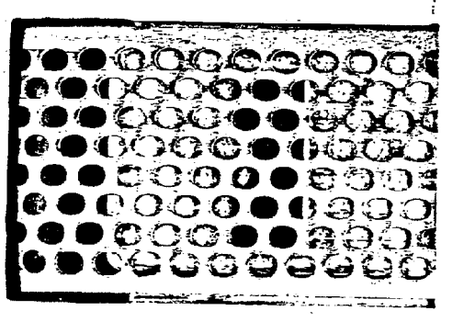
My commission expires:

12/23/03

NOTARY PUBLIC AT LARGE

3072 05/05 0101 02CHECK 2431

g\4\deed.war



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

RECEIVED OF _____

FOR _____

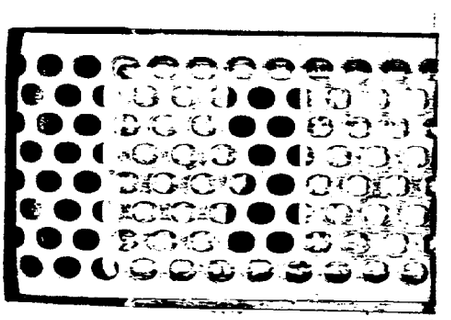
BOOK 10917 PG 188

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 3072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433969
IDENTIF. & REFERENCE

98 MAY -5 PM 3:20

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

No. 1289133