BOOK 11239 PAGE 532

62

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of November, 1998, by and between PYA/Monarch, Inc.*("**Grantor**") and Ozburn-Hessey Storage Co. ("**Grantee**").

*, a Maryland corporation, formerly a Delaware corporation

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City LaVergne, County of Davidson, State of Tennessee:

> For a complete description of the property, see Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to the Grantor herein by Warranty Deeds of record in Book 7594, page 620, and Book 7594, page 624, of the Records of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD THE aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under party of the first part, but not further or otherwise.

This instrument prepared by:

Brian L. Sedlak, Esq.
Jones, Day, Reavis & Pogue
77 West Wacker Drive, Suite 3500
Chicago, Illinois 60601

CH: 1019915_2

98 DEC -7 AM 11:43
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

05211428
IDENTIF. & REFERENCE

WITNESS the signature of the said party of the first part the day and year first above written.

PYA/Monarch, Inc.,
a Maryland Corporation

By: _____
Name: Gary H. Pilnick
Its: Vice President and Assistant Secretary

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Before me, DONNA M KOZLOWSKI, a Notary Public of said State and County aforesaid, personally appeared Gary H. Pilnick, 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 and Assistant Secretary of PYA/Monarch, Inc., the within named bargainor, a corporation, and that he as such Vice President and Assistant Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Vice President and Assistant Secretary.

Witness my hand, at office, this 4th day of November, 1998.

_____
Notary Public

My Commission Expires: 6/12/02

OFFICIAL SEAL
DONNA M KOZLOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/12/02

CH: 1019915_2

BOOK 11239 PAGE 534

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

GRANTEE'S AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $2,700,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ozburn Hessey Storage Co.

By: Gary Kimball, CFO

Subscribed and sworn to before me this 20 day of November, 1998.

Vicky Ann Honeycutt
Notary Public

My Commission Expires: 5/24/2001

* * *

Property Address: 1701 and 1717 J.P. Hennessy Drive, LaVergne, Tennessee

Tax Parcels: Map 183-0, Parcel 96 and Map 175-0, Parcel 136

After Recording, Mail to:

Kim A. Brown, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Send Tax Bills To:
Ozburn-Hessey Storage Co.
633 Thompson Lane, P.O. Box 40667
Nashville, TN 37204
attn: Gary Kimball

CH: 1019915_2

EXHIBIT A

Legal Description of the Property

TRACT I

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, KNOWN AS RESERVED PARCEL "A" ON THE PLAN OF INTERCHANGE CITY INDUSTRIAL PARK, SECTION XXVII, OF RECORD IN PLAT BOOK 5210, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BEGINNING AT THE NORTHEAST CORNER OF THE TRACT ON THE RIGHT OF WAY OF J.P. HENNESSY DRIVE, THENCE WITH THE WESTERLY RIGHT OF WAY OF J.P. HENNESSY DRIVE SOUTH 4° 15' 00" WEST, 125.65 FEET TO A POINT, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.15 FEET, A DISTANCE OF 382.67 FEET TO A POINT, THENCE SOUTH 26° 51' 00" WEST, 31.86 FEET TO A POINT, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET TO A POINT, THENCE NORTH 63° 09' 00" WEST, 56.01 FEET TO A PONT, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 931.99 FEET, A DISTANCE OF 202.96 FEET TO A POINT, THENCE NORTH 75° 37' 39" WEST, 84.91 FEET TO A POINT, THENCE NORTH 4° 15' 00" EAST, 447.85 FEET TO A POINT, THENCE SOUTH 85° 45' 00" EAST, 449.09 FEET TO THE POINT OF BEGINNING, CONTAINING 212,203.00 FEET OR 4.8715 ACRES.

TRACT II

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERN PART OF LOT NO. 1 ON THE PLAN OF INTERCHANGE CITY INDUSTRIAL PARK, SECTION XXVII, OF RECORD IN PLAT BOOK 5210, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BEGINNING AT THE NORTHEAST CORNER OF THE TRACT ON THE RIGHT OF WAY OF J.P. HENNESSY DRIVE, THENCE WITH THE WESTERLY RIGHT OF WAY OF J.P. HENNESSY DRIVE SOUTH 4° 15' 00" WEST, 619.90 FEET TO A POINT, THENCE NORTH 85° 45' 00" WEST, 449.09 FEET TO A POINT, THENCE SOUTH 4° 15' 00" WEST, 46.59 FEET TO A POINT, THENCE NORTH 83° 23' 02" WEST, 300.68 FEET TO A POINT, THENCE NORTH 4° 12' 27" EAST, 654.08 FEET TO A POINT, THENCE SOUTH 85° 45' 00" EAST, 750.00 FEET TO THE POINT OF BEGINNING, CONTAINING 476,914.89 SQUARE FEET OR 10.9485 ACRES.

EXHIBIT B

Permitted Exceptions

BOOK 11239 PAGE 536

1. 1998 general real estate taxes which are a lien and due and payable, but not past due until February, 1999.

2. General and special assessments against the property which are not yet due and payable.

3. Exceptions to title pertaining to any zoning, rezoning, variance, governmental site plan, concept plan requirements, or governmental use restrictions relating to the Property.

4. Exceptions to title relating to any matters created by, through, or under the acts (or omissions to act) of Grantee, its successors and/or assigns, directors, officers, employees, agents, contractors, licensees, or engineers, or any of them, or any party acting by, through or under any of them, including, without limitation, any acts or omissions in connection with Grantee's investigation on the property.

5. Restrictive Covenants contained in an instrument of record in Book 5449, page 607, and in Book 5449, page 612, Register's Office of Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

6. Conveyance of Sanitary Sewer to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8128, page 1, said Register's Office.

7. Subject to all matters shown on the Plan of record in Book 5210, page 257, in said Register's Office.

8. Subject to all matters shown on the Plan of record in Book 6900, page 882, in said Register's Office.

6431 12/07 0101 03CHECK 10013.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11239 PAGE 537

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 2700000.00		
			CON TX 9990.00	
			PRFEE 1.00	
			WDEED 20.00	
			CFEE 2.00	
			TOTAL 10013.00	
			CHECK 10013.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/07/98 01:44:08 0001 6431

05214 28
IDENTIF. ↑ REFERENCE

98 DEC -7 AM 11:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381433