BOOK 11335 PAGE 626

This instrument prepared by
record and return to:
CASTLEMAN & GREENE, PLLC
110 Glancy Street
Suite 109
Goodlettsville, TN 37072

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Shurgard-Freeman 100 Oaks, LLC 109 Murphy Court Nashville, TN 37203	(Same)	Map 118-15-0 Par. 016.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, FREEMAN FAMILY LIMITED PARTNERSHIP (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto SHURGARD-FREEMAN 100 OAKS, L.L.C., (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:

SEE ATTACHED EXHIBIT A.

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) taxes and assessments (including additional assessments for improvements) for the current year; (2) compliance with the subdivision and zoning regulations of the Metropolitan Government of Nashville and Davidson County, (3) all matters shown on the Plan of record in Book 5060, page 67 in the Register's Office for Davidson County, Tennessee, (4) all matters shown on the ALTA/ASCM Land Title Survey of Lot 1 of the First Revision, Nashville Showroom Properties, prepared by Cherry Land Surveying, dated October 4, 1996 and last revised on August 18, 1998, (5) Easements and reservations contained in the deeds of record in Book 1561, page 117 and in Book 1643, page 603 and in Book 1915, page 8 all in the Register's Office for Davidson County, Tennessee, (6) Easements for electric lines and system contained in deed of record in Book 1636, page 93 in the Register's Office for Davidson County, Tennessee, (7) Easement contained in deed of record in Book 1813, page 205 in the Register's Office for Davidson County, Tennessee, (8) Easement and rights granted in Right of Way Agreement to Nashville Gas Company of record in Book 2137, page 217 in the Register's Office for Davidson County, Tennessee, (9) Easement for sanitary sewer and/or storm drainage in Agreement for Dedication of Easement of record in Book 4986, page 175, in the Register's Office for Davidson County, Tennessee, (10) Easements for water mains and appurtenant rights in Agreements for Dedication of Easement of record in Book 5813, page 642 in the Register's Office for Davidson County, Tennessee, (11) Agreement to modify and amend Access Easement of record in Book 10609, page 611 in the Register's Office for Davidson County, Tennessee, (12) Subject to the Charter Right of Way of CSX Transportation, Inc., formerly the Louisville and Nashville Railroad, (13) riparian rights of both upstream and downstream property owners for the flow of creeks and drains through the property, (14) Unrecorded lease agreement dated December 16, 1998 between Shurgard-Freeman 100 Oaks, L.L.C., as Landlord and Watkins Institute as Tenant. 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 claiming by, through or under the Grantor, but not further or otherwise.

IN TESTIMONY WHEREOF, the Grantor has set her hand, this 10th day of February, 1999.

FREEMAN FAMILY LIMITED PARTNERSHIP

By: _____
J. Edmond Freeman, Jr.
General Partner

0547615
IDENTIF. & REFERENCE

99FEB 10 PM 1:44
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Edmond Freeman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged upon oath or affirmation that he is the General Partner of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th of February, 1999.

Karen W Taylor
NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAR 23, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer (whichever is greater) is Two Million One Hundred ~~Twelve~~ Thousand ~~Six Hundred Thirty-Seven~~ and ~~92~~/100 (~~$2,112,637.92~~) Dollars and no other monetary consideration.

EIGHT HUNDRED SIX
SIXTEEN
#2,116,806.00

AFFIANT

Sworn to and subscribed before me
this 10th day of February, 1999.

NOTARY PUBLIC

My commission expires:

3-22-00

GMH\H2

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 of the First Revision, Nashville Showroom Properties, Powell Avenue, as of record in Plat Book 5060, Page 67, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the South property line now or formerly owned by Home Depot U.S.A., Inc., at a corner common with the West right-of-way line of Powell Place; thence, with the West right-of-way line of Powell Place, South 32° 23' 00" East, 280.00 feet to an iron rod set in the North property line now or formerly owned by Tennessee Development Company, as of record in Book 1561, Page 117, said Register's Office; thence, with Tennessee Development Company South 57° 29" 00" West, 340.00 feet to an iron rod set in the East right-of-way line of CSX Transportation; thence, with the East right-of-way line of CSX Transportation, North 32 23" 00" West, 280.00 feet to an existing concrete monument at a corner common with Home Depot U.S.A., Inc.; thence with Home Depot U.S.A., Inc., North 57° 29" 00" East, 340.00 feet to the point of BEGINNING, containing 95,200 square feet, 2.186 acres, more or less.

BEING the same property conveyed to Freeman Family Limited Partnership, a Tennessee limited partnership, by Deed from Nashville Showroom Properties, a Tennessee general partnership, of record in Book 11077 Page 422 in the Register's Office for Davidson County, Tennessee.

4378 02/10 0101 03CHECK 7847.16

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0547615

IDENTIF. A REFERENCE

99FEB 10 PM 1:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	2116806.00
CON TX	7832.18
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	7847.18
CHECK	7847.18

02/10/99 01 13:45 0001 4378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423664