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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Instrument Prepared By:
N. Courtney Hollins
Hollins & Associates
401 Church Street 26th Floor
Nashville, Tennessee 37219

The actual consideration or value,
whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me,
this the 24th day of February, 1999.

Notary Public
My Commission Expires: 3/24/01

RODERICK J. NAVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

99 MAR -4 PM 1:15
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

0556496
IDENTIF. & REFERENCE

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
C/O Williams & Company
2753 Comstock Circle
Belmont, CA 94002

SEND TAX BILLS TO:
SAME

Map: 161
Part of Parcel: 243.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, and in completion of an IRC Section 1031 Tax Deferred Exchange, Silo Storage, L.L.C., an Arizona limited liability company (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto said Botti Family Trust, Frank R. DeLosa, Clelia DeLosa, Crucita Hardy, Corinne A. Haff, Gerald C. Mlodnosky, Elizabeth Mlodnosky, Thomas L. and Dorothy L. Pearl Trust, Albino A. Ravella, Antonia T. Ravella, Bruce A. Willard, and Ann Willard (hereinafter the "GRANTEE"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 5 on the plan of the Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Book 11190, page 29, Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Silo Storage, L.L.C., an Arizona limited liability company by deed from Mikinos, LLC, a Tennessee limited liability company, of record in Book 10814, page 420, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Taxes for 1999 and subsequent years, a lien not yet due or payable.

2. Permanent Easement and right-of-way for Street purpose of record in Book 4730, page 607, Register's Office for Davidson County, Tennessee.

3. Agreement containing restrictions by and between American Fletcher National Bank and Trust Company and Cities Service Company of record in Book 5497, page 230, Register's Office for Davidson County, Tennessee.

4. Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, page 752, Register's Office for Davidson County, Tennessee.

5. Plan of record in Book 11190, page 29, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Book 10950, page 304, Register's Office for Davidson County, Tennessee.

7. Subject to rights of tenants under unrecorded leases.

This is improved property, known as Lot 5 of the Resubdivision of Lot 2 of 425 Swiss Avenue, Nashville, Davidson County, Tennessee .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 12th day of February, 1999.

SILO STORAGE, L.L.C.,
An Arizona Limited Liability Company

By: _____
Luke V. McCarthy, Manager

BY: Evergreen Development LLC,
A California Limited Liability Company
Its Manager

BY: _____
Luke V. McCarthy, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforementioned, personally appeared Luke V. McCarthy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of SILO STORAGE, L.L.C., the within named bargainor, an Arizona limited liability company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, this 12th day of February, 1999.

My Commission Expires: 3/24/01.

_____
Notary Public

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Before me, a Notary Public of the State and County aforementioned, personally appeared Luke V. McCarthy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of EVERGREEN DEVELOPMENT, LLC, the within named bargainor, a California limited liability company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal, this 12th day of February, 1999.

My Commission Expires: 3/24/01.

_____
Notary Public

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

03/04 0101 02CHECK 2212.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11368 PG. 26

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

0556496

IDENTIF. & REFERENCE

99MAR -4 PM 1:16

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT	595000.00
CON TX	2201.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2212.50
CHECK	2212.50

03/04/99 01 13:14 0001 3719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432896