Instr:200006150059922 Page: 1 OF 4
REC'D FOR REC 06/15/2000 3:45:59PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $626.97

37
JSK

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Arcus Data Security, Inc. c/o Iron Mountain Incorporated 745 Atlantic Avenue Boston, Massachusetts 02111	Map 174, Parcel 199	Same as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JSK) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

This Indenture, made as of the date set forth below, between ***KC NASHVILLE-IM, L.L.C.***, a Missouri limited liability company, whose mailing address c/o Kessinger/Hunter & Company, 2600 Grand Avenue, 7th Floor, Kansas City, Missouri 64108 ("**Grantor**"), and ***ARCUS DATA SECURITY, INC.***, a Delaware corporation, whose mailing address is c/o Iron Mountain, Incorporated, 745 Atlantic Avenue, Boston, Massachusetts 02111 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which consideration is hereby confessed and acknowledged, has **GRANTED, BARGAINED, SOLD** and **CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL** and **CONVEY** to Grantee (a) that certain real property, more particularly described on **Exhibit "A"** attached hereto; and (b) all rights and appurtenances of Grantor pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of-way.

The property and property rights described above shall be hereinafter collectively referred to as the "**Subject Property**."

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters expressly stated herein, (b) all matters of record, including,

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ Jackson

The actual consideration or value, whichever is greater, for this transfer is $169,450.17.

Gil Bourke
Affiant

Subscribed and sworn to before me this 8th day of June, 2000.

DIANA L. ENNIS
Notary Public-Notary Seal
STATE OF MISSOURI
JACKSON COUNTY 10-20-2000
My Commission Expires

Diana L. Ennis
Notary Public
My Commission Expires: 10-20-2000

without limitation, the matters described on **Exhibit "B"**, attached hereto, (c) municipal codes and zoning ordinances, to the full extent same are valid and pertain to the Subject Property, and (d) any and all matters on the ground that a true and correct survey would reveal (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with Grantee, its successors and assigns, that Grantee is lawfully seized in fee of the aforesaid premises, that the same are free of all encumbrances (subject, however, to (a) the Permitted Exceptions and the matters herein stated; and (b) taxes for the year 2000, (payment of which is assumed by Grantee), that it has good right to sell and convey the same to Grantee as aforesaid and that it will warrant and forever defend, all and singular, the Subject Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

This Special Warranty Deed may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute but one instrument.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of June, 2000.

KC NASHVILLE-IM, L.L.C., a Missouri limited liability company

By: Gil Bourk
Gil Bourk, Manager

STATE OF Missouri)
COUNTY OF Jackson)

Before me, Diana L. Ennis the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gil Bourk, 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 KC Nashville-IM, L.L.C., the within named bargainor, a Missouri limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager of KC Nashville-IM, L.L.C.

Witness my hand and seal, at office in Kansas City, Missouri ~~Tennessee~~, this the 8th day of June, 2000.

Diana L. Ennis
NOTARY PUBLIC

My Commission Expires: 10-20-2000

DIANA L. ENNIS
Notary Public-Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
My Commission Expires MAY 2, 1998
10-20-2000

0647045.02
101908-001 06/08/2000

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Resubdivision of Lot 3, The Crossings at Hickory Hollow, as shown on plat of record in Plat Book 11700, page 30, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the property conveyed to KC Nashville-IM, L.L.C. by deed of record in Book 11699 page 597, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. 2000 taxes, a lien, which are due and payable, but not yet delinquent, which are assumed by Grantee.

2. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, et seq., which have not been assessed and are not payable.

3. All matters shown on Plat recorded in Book 7900, page 39, Book 9700, page 707, and Book 11700, page 30, Register's Office for Davidson County, Tennessee.

4. Restrictions as contained in Book 7963, page 145, as re-recorded in Book 7966, page 60, as amended in Book 8085, page 402, Register's Office for Davidson County, Tennessee.

5. 20' public utility, drainage easement and landscape easement, 20' building setback line, drainage structures, sanitary sewer line and NES stubouts, all as more particularly shown on the survey by Littlejohn Engineering Associates, Inc., Robert M. Searson, RLS No. 1666, 1935 21st Avenue South, Nashville, Tennessee 37212, dated September 27, 1999.