Davidson County DEEDWARR
Recvd: 06/20/01 09:53 2pgs
Fees:11.00 Taxes:1406.00
20010620-0065306

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of June, 2001.

My Commission Expires 09/27/2003

Notary Public

MARSHA J. CAMPBELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
A-A-A Storage I-65 at Trinity, LP
4203 Spinnaker Cove
Austin, TX 78731

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Part of: 71-2 / 5.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Muhich, Trustee of the J. Muhich Asset Trust,** hereinafter referred to as Grantor, hereby transfers and conveys to **A-A-A Storage I-65 at Trinity, LP, a Texas Limited Partnership,** hereinafter referred to as Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Beginning at an iron rod(new) at the intersection of the westerly right-of-way of Brick Church Pike with the northerly boundary line of property owned by Ramesh Surati et ux, of record in Book 11049, page 432, in the Register's Office of Davidson County, Tennessee, being the southeast corner of the herein described tract;

Thence, with said boundary line, South 75 degrees 09 minutes, 31 seconds, West 1319.67 feet to an iron rod (old);

Thence, with the easterly boundary line of property owned by Gladys Bond, of record in Book 11525, page 212, in said Register's Office, North 24 degrees, 20 minutes, 36 seconds, West 196.46 feet to an iron rod (new);

Thence, with the southerly boundary line of property owned by Harry Neal Powell et ux, of record in Davidson County, Tennessee Will Book 123, page 943; North 75 degrees, 10 minutes, 30 seconds, East 1038.04 feet to an iron rod (new);

Thence, severing the property of John Muhich, Trustee of the J. Muhich Asset Trust, of record as Instrument No. 20000915-0092003 in the Register's Office of Davidson County, Tennessee, as follows: South 14 degrees, 50 minutes, 35 seconds, East 138.46 feet to an iron rod (new); North 75 degrees, 09 minutes, 32 seconds, East 310.61 feet to an iron rod (new) in said Westerly right-of-way of Brick Church Pike;

Thence, with said right-of-way, South 18 degrees, 25 minutes, 52 seconds, East 55.11 feet to the Beginning containing 4.94 acres.

The above described tract is subject to the portion of a Tennessee Valley Authority Transmission Line Easement that severs the northerly portion of said tract.

This description is based on a field survey completed on June 4, 2001, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

Being part of the same property conveyed to John Muhich, Trustee of the J. Muhich Asset Trust by deed from Norman L. Belt and wife, Clara Mae Belt by instrument of record in Instrument No. 2000 0915 0092003 , Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2001 are a lien, not currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2426 Brick Church Pike, Nashville TN.

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**, its heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of June, 2001.

John Muhich,
Executive Trustee of the J. Muhich Asset Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Muhich, Executive Trustee of the J. Muhich Asset Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2001.

My Commission Expires 09/27/2003

Notary Public

MARSHA J. CAMPBELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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