Davidson County DEEDQC
Recvd: 10/05/01 15:02 4pgs
Fees:23.00 Taxes:448.88
20011005-0108818

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3305 West End Avenue
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
SC Realty, LLC 112 North 20th Street Birmingham, AL 35203	Same	Map 147-11 Parcel: 39

FOR NO CASH CONSIDERATION, but in accordance with an agreement of even date among DERBY SELF-STORAGE, LLC, a Tennessee limited liability company ("Grantor") and others, Grantor has bargained and sold, and does hereby transfer and convey unto SC REALTY, LLC, a Delaware limited liability company ("Grantee"), and its successors and assigns forever, all of Grantor's right, title and interest in and to certain real property (the "Property") in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property located at 4611 Nolensville Pike, Nashville, Tennessee 37211.

The Property is conveyed subject to taxes, easements, restrictions, limitations, and encumbrances as may affect the same.

This instrument is executed, delivered and accepted as a deed in lieu of foreclosure of that certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement, as of record in Book 10012, Page 320, Register's Office for Davidson County,

Tennessee, as amended from time to time (collectively the "Deed of Trust"). It is the intention of Grantor and Grantee that the liens created by the Deed of Trust or any other document given to evidence or further secure the indebtedness secured by the Deed of Trust shall not merge into the fee title acquired by Grantee pursuant to this instrument until such time as Grantee executes and records in the Register's Office for Davidson County, Tennessee, a written instrument effecting such merger.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 1st day of October, 2001.

DERBY SELF-STORAGE, LLC

BY: _____
Ed H. Street, Jr.,
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409(a)(4) is $121,317.86

_____, Agent for Grantee
AFFIANT

SUBSCRIBED and sworn to before me this 2nd **day of October, 2001.**

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-24-01

[Acknowledgment on Following Page]

STATE OF TENNESSEE
COUNTY OF Washington

PERSONALLY APPEARED BEFORE ME, Darlene Tipton, a Notary Public, Ed H. Street, Jr., with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Chief Manager of DERBY SELF-STORAGE, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the limited liability company.

WITNESS MY HAND, at office this 1 day of October, 2001.

Darlene Tipton
NOTARY PUBLIC

DARLENE TIPTON NOTARY PUBLIC AT LARGE WASHINGTON CO. TENN.

MY COMMISSION EXPIRES:
7-28-03

EXHIBIT "A"

BEING a tract of land lying totally in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, bounded on the north by Nolensville Road, on the east by the Mid-Tenn Retail, Ltd., and the W. B. Thompson and A. E. Pleming properties, on the south by the Squire Pratt, Jr. property, and on the west by the Frank Pratt & Phillip Pratt property, and being more particularly described as follows:

BEGINNING at an iron pin set this survey in the southern right of way of Nolensville Road, said pin being the northeast corner of the Frank Pratt & Phillip Pratt property as described in Will Book 0076, Page 398, Register's Office for Davidson County, Tennessee, said pin also being the northwest corner of the herein described tract; thence with the southern right of way of Nolensville Road the two following calls: S 52° 27' 08" East 247.07 feet to a point, and S 51° 57' 05" East 183.79 feet to an iron pin set this survey, said pin being the northwest corner of the Mid-Tenn Retail, Ltd. property as recorded in Book 6721, Page 318, said Register's Office, and the northeast corner of the herein described tract; thence leaving the road and with an unmarked line S 41° 54' 35" West 236.15 feet to an iron pin found this survey, said pin being the southwest corner of said Mid-Tenn Retail, Ltd. property and in the north line of the W. B. Thompson and A. E. Pleming property as described in Book 3572, Page 140, said Register's Office; thence leaving Mid-Tenn Retail, Ltd. property and with the north line of W. B. Thompson and A. E. Pleming property with a curve to the left having a radius of 2190.98 feet, a length of 87.68 feet, a delta of 02° 17' 34", a chord bearing of N 51° 41' 05" West, and a chord length of 87.67 feet to an iron pin found this survey; thence with an old fence line being the west line of W. B. Thompson and A. E. Pleming property S 09° 03' 35" West 279.98 feet to an iron pin set this survey, said pin being the northeast corner of the Squire Pratt, Jr. property as described in Book 1041, Page 187, said Register's Office, and the southeast corner of the herein described tract; thence leaving W. B. Thompson and A. E. Pleming property and with an old fence line being the north line of the Squire Pratt, Jr. property N 65° 26' 14" West 317.68 feet to an old fence corner post found this survey, said post being the southeast corner of the said Frank Pratt and Phillip Pratt property; thence with an old fence line being the east line of Frank Pratt and Phillip Pratt property N 22° 27' 23" East 573.12 feet to the point of beginning and containing 4.047 acres, more or less as surveyed by F. W. & Associates, Inc. in March, 1996.

BEING the same property conveyed to Derby Self Storage, LLC, a Tennessee limited liability company, by quitclaim deed from The Realty Shop, Inc., of record in Book 10012, Page 317, Register's Office for Davidson County, Tennessee.