Davidson County DEEDTRS
Recvd: 10/29/01 14:51 6pgs
Fees:34.00 Taxes:1850.00
20011029-0117782

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
112 North 20th Street Birmingham, Alabama 35203	New Owner	147-11/39

SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Five Hundred Thousand and No/100 ($500,000.00) Dollars, the receipt of which is hereby acknowledged, Charles B. Reasor III, Successor Trustee ("Grantor"), acting as successor trustee only, has this day bargained and sold, and does hereby transfer and convey unto SC Realty, LLC, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

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.

This is improved property known as 4611 Nolensville Pike, Nashville, Tennessee 37211.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust, Assignment of Leases and Rents, and Security Agreement (the "Deed of Trust") dated April 10, 1996 executed by Derby Self-Storage, LLC in favor of Society National Bank, as beneficiary, of record in Book 10012, Page 320, Register's Office for Davidson County, Tennessee ("RODC") with Grantor having been duly appointed successor trustee by an instrument of record as Instrument Number 20010927-0104608, RODC. As set forth in the notice of foreclosure sale (the "Notice"), a copy of which is attached hereto as Exhibit "A", published pursuant to the Deed of Trust and applicable law in the Nashville Record on October 4, 2001, October 11, 2001, and October 18, 2001, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust and the sale at foreclosure of the Property was scheduled for Thursday, October 25, 2001 at 2:30 p.m., at the front door of the Davidson County Courthouse in Nashville, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the Notice with Grantee constituting the highest bidder at such sale.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's fiduciary capacity as successor trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of October, 2001.

GRANTOR:

Charles B. Reasor III, Successor Trustee

Charles B. Reasor III,
Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Charles B. Reasor, Jr., a Notary Public for the state and county aforesaid, Charles B. Reasor III, Successor Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2001.

Notary Public

My Commission Expires:
9-24-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 25th day of October, 2001.

October 25, 2003
My Commission Expires

Notary Public

JENNIFER A. FREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust, Assignment of Leases and Rents, and Security Agreement (the "Deed of Trust") dated April 10, 1996 executed by Derby Self-Storage, LLC in favor of Joseph B. Pitt, Jr., as trustee, and Society National Bank, as beneficiary, of record in Book 10012, Page 320, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor, III (the "Successor Trustee") having been duly appointed successor trustee under the Deed of Trust by an Appointment of Successor Trustee of record as Instrument Number 20010927-0104608, RODC;

NOW, THEREFORE, I, Charles B. Reasor, III, as successor trustee and not otherwise, acting upon the demand of SouthTrust Bank which is the lawful owner and holder of the indebtedness secured by the Deed of Trust will on

Thursday, October 25, 2001

at 2:30 p.m. (two thirty o'clock in the afternoon) at the front door of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

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.

The street address of the Property is 4611 Nolensville Pike, Nashville, Tennessee 37211.

The map/parcel number of the Property is 147-11/39.

The Property sold pursuant to this notice of foreclosure sale shall be sold "AS IS," and neither the Successor Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to a Perpetual Easement for Highway Purposes, of record in Book 4015, Page 518, RODC, an easement, of record in Book 4046, Page 607, RODC, a Final Plat & PUD Boundary of National Self Storage, of record in Book 8250, Page 614, RODC, a Stormwater Detention Agreement, of record in Book 11329, Page 238, RODC, any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Successor Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Successor Trustee, acting on his own behalf or by and through one or more agents or representatives, may announce different or additional terms pursuant to which the sale of the Property shall be conducted.

Other interested parties: First Tennessee Bank, National Association; Doors & Building Components, Inc.; Metal Building Components, L.P.; Mike Saunders d/b/a Saunders Landscaping; and William M. Kincaid and Janet Kincaid on behalf of Keystone Farms, L.P.

This the 28th day of September, 2001.

Charles B. Reasor, III, as
successor trustee and not otherwise
WHITE & REASOR, PLC
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR, PLC

By: _____
Charles B. Reasor, Jr.,
Attorneys for the
Successor Trustee

Insertion dates: October 4, 2001, October 11, 2001, and October 18, 2001.

Newspaper for Publication: Nashville Record