Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PS Tennessee L.P. c/o Public Storage, Inc. 701 Western Avenue Suite 200 Glendale, California 91201-2397	Map 91-13, Parcel 315	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Dollars ($100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MINI OLD KATY, L.P.**, a Texas limited partnership, successor-in-interest by merger with Precision Self Storage, L.L.C. (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **PS TENNESSEE L.P.**, a Tennessee limited partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 6117 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF Texas

COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 2002.

JACQUE BROADHURST
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-09-2004

Notary Public
My Commission Expires: 2/9/2004

Davidson County DEEDWARR
Recvd: 07/01/02 12:09 6pgs
Fees:33.00 Taxes:10730.00

20020701-0078708

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27 day of June, 2002.

MINI OLD KATY, L.P., a Texas limited partnership
successor-in-interest by merger with
Precision Self Storage, L.L.C.

By: Mini Old Katy G.P., Inc.
General Partner

By: Fred A. Gans
Printed Name:
Title: President

STATE OF TEXAS)
COUNTY OF Dallas)

Before me, Jacque Broadhurst, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Fred A. Gans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Mini Old Katy G.P., Inc., the general partner of Mini Old Katy, L.P., the within named bargainor, a Texas limited partnership, and that he as such President of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as President of Mini Old Katy G.P., Inc., general partner of Mini Old Katy, L.P.

WITNESS my hand and seal at office in Dallas, Texas, on this the 27 day of June, 2002.

Jacque Broadhurst
Notary Public

My Commission expires:
2/9/2004

JACQUE BROADHURST
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-09-2004

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B, which is attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

The Property is conveyed in "AS-IS" "WHEREAS" CONDITION, without representation or warranty except as to title contained herein, and except as set forth in that certain Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions between Grantor and Grantee dated March 15, 2002, as amended.

[*SIGNATURE PAGE TO FOLLOW*]

EXHIBIT A

[Legal Description]

Parcel 1:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot 1 as shown on the Resubdivision of the Mini/USA Ventures, Inc. Subdivision of record as Instrument No. 20010419-0038889, Register's Office for Davidson County, Tennessee, also being described as follows:

Beginning at a point in the Southerly margin of Charlotte Pike (U.S. Highway 70) said point being 75 feet, more or less, from the centerline of Marcia Avenue; thence, with the southerly margin of Charlotte Pike (U.S. Highway 70) and a curve to the right having a central angle of 11 degrees 02 minutes 36 seconds, a radius of 1397.81 feet, a length of 269.42 feet and a chord bearing and distance of North 63 degrees 58 minutes 17 seconds East, 269.00 feet; thence, a common line with the Carl and Waldine Davids property, as of record in Deed Book 10768, page 539, Register's Office for Davidson County, Tennessee, the following calls:

South 14 degrees 58 minutes 07 seconds East, 217.40 feet;

South 04 degrees 39 minutes 28 seconds East, 21.69 feet;

North 77 degrees 34 minutes 48 seconds East, 160.68 feet;

Thence, a common line with the Teresa G. Brockman property, as of record in Deed Book 10814 page 479, Register's Office for Davidson County, Tennessee, North 83 degrees 02 minutes 04 seconds East, 101.15 feet to a point in the Westerly margin of Balmy Avenue;

Thence, with said margin, South 09 degrees 51 minutes 49 seconds West, 149.92 feet;

Thence, a common line with the Donna Thurman property as of record in Instrument Number 2002010300001195, Register's Office for Davidson County, Tennessee, the following calls:

South 83 degrees 51 minutes 39 seconds West, 83.66 feet;

South 04 degrees 02 minutes 46 seconds West, 4.98 feet;

South 79 degrees 17 minutes 45 seconds West, 90.19 feet;

Thence, a common line with the Donna Thurman property as of record in Instrument Number 2002010300001195, Register's Office for Davidson County, Tennessee, and the Neighborly Partnership property, as of record in Deed Book 10745, page 721, Register's Office for Davidson County, Tennessee, South 3 degrees 39 minutes 10 seconds West, 92.54 feet;

Thence, continuing with the Neighborly Partnership property as of record in Deed Book 10745, page 721, Register's Office for Davidson County, Tennessee, South 79 degrees 59 minutes 17 seconds West, 64.39 feet;

Thence, a common line with the Charlotte Mini, L.P. property, as of record in Deed Book 10768, page 532, Register's Office for Davidson County, Tennessee, the following calls:

North 15 degrees 54 minutes 40 seconds West, 10.04 feet;

South 79 degrees 16 minutes 56 seconds West, 49.89 feet;

South 15 degrees 52 minutes 16 seconds East, 10.04 feet;

Thence, with a common line with the Edith Kelton property, as of record in Deed Book 2698, page 71, Register's Office for Davidson County, Tennessee, South 79 degrees 16 minutes 56 seconds West, 49.90 feet;

Thence, with a common line with the Nellie Broadrick property, as of record in Deed Book 4172, page 326, Register's Office for Davidson County, Tennessee, North 17 degrees 46 minutes 28 seconds West, 49.88 feet;

Thence, with the R.A. Broadrick et ux property, as of record in Deed Book 3831, page 255, Register's Office for Davidson County, Tennessee, North 18 degrees 00 minutes 18 seconds West, 99.98 feet;

Thence, continuing with the R.A. Broadrick et ux property, South 79 degrees 38 minutes 54 seconds West, 50.00 feet;

Thence, a common line with the Nellie Broadrick property, as of record in Deed Book 4688, page 68, Register's Office for Davidson County, Tennessee, and the P.K. Ward et ux property, as of record in Deed Book 2438, page 361, Register's Office for Davidson County, Tennessee, North 22 degrees 25 minutes 42 seconds West, 252.78 feet to the point of beginning.

Containing 130,688 square feet or 3.00 acres, more or less.

Parcel 2:

A 10 foot landscape and fence easement of record as Instrument No. 20010419-0038889, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Precision Self Storage, L.L.C. by deed of record as Instrument No. 20010822-0090910, Register's Office for Davidson County, Tennessee. Mini Old Katy, L.P. is the successor-in-interest by merger with Precision Self Storage, L.L.C.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2002, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Instrument No. 200104190038889, Register's Office for Davidson County, Tennessee.

3. A 20 foot wide public utility easement parallel and adjacent to the entire northerly boundary along the southerly margin of Charlotte Pike (U.S. Highway 70) as of record in Plat Book 9700, page 548, Register's Office for Davidson County, Tennessee.

4. A 20 foot wide public utility easement parallel and adjacent to the entire easterly boundary along the westerly margin of Balmy Avenue as of record in Plat Book 9700, page 548, Register's Office for Davidson County, Tennessee.

5. A 5 foot wide drainage easement parallel and adjacent to a portion of the westerly boundary as of record in Plat Book 9700, page 548, Register's Office for Davidson County, Tennessee.