3113 Sixth Ave. N.

QUITCLAIM DEED

FROM: SHURGARD-FREEMAN 100 OAKS, JOINT VENTURE, a Tennessee general partnership,
Grantor

TO: FREEGARD PARTNERS VII, Tennessee general partnership,
Grantee

This instrument was prepared by:
Robert C. Hannon
Stites & Harbison, PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Freegard Partners VII 109 Murphy Court Nashville, Tennessee 37203	Same	118-15-0-016.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and No/100 Dollars ($0.00).

Robert C Hannon
Affiant

Sworn to and subscribed before me, this 22nd day of July, 2003.

Notary Public

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/04

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, SHURGARD-FREEMAN 100 OAKS, JOINT VENTURE, a Tennessee general partnership (the "Grantor"), does quitclaim unto FREEGARD PARTNERS VII, Tennessee general partnership (the "Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 100 Powell Place.

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

11458N:031194:542688:2:NASHVILLE
071803

Davidson County DEEDQC
Recvd: 07/24/03 13:37 4pgs
Fees:22.00 Taxes:0.00
20030724-0103820

Witness my hand this ___ day of July, 2003.

SHURGARD-FREEMAN 100 OAKS, JOINT VENTURE, a Tennessee general partnership

By: FREEGARD PARTNERS VII, a Tennessee general partnership, its general partner

By: Freeman Management Corporation, Managing Partner

By: _____

Print Name: J. Edmond Freeman Jr.

Title: President

By: SHURGARD STORAGE CENTERS, INC., a Washington corporation, partner

By: _____

Print Name: Harrell Beck

Title: Senior Vice President

BH

This Deed has been prepared by Stites & Harbison ("S & H") based solely upon information furnished by Grantor and Grantee. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF ~~TENNESSEE~~) Washington
COUNTY OF ~~DAVIDSON~~) King

Before me, Paul M. Newell, a Notary Public of said County and State, personally appeared Harrell Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President (or other officer authorized to execute the instrument) of SHURGARD STORAGE CENTERS, INC., a partner of SHURGARD-FREEMAN 100 OAKS, JOINT VENTURE, the within named bargainor, a Tennessee general partnership, and that he/she as an authorized representative of such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by SHURGARD STORAGE CENTERS, INC. as partner.

Witness my hand and seal, this 21st day of July, ~~2003~~.

Notary Public

My Commission Expires: April 3, 2006

PAUL M. NEWELL COMMISSION EXPIRES NOTARY PUBLIC APRIL 3, 2006 STATE OF WASHINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Edmond Freeman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FREEMAN MANAGEMENT CORPORATION, the managing partner of FREEGARD PARTNERS VII, the general partner of SHURGARD-FREEMAN 100 OAKS, JOINT VENTURE, the within named bargainor, a Tennessee general partnership, and that he/she as an authorized representative such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by FREEMAN MANAGEMENT CORPORATION as general partner of said general partnership.

Witness my hand and seal, this 22nd day of July, 2003.

Notary Public

My Commission Expires: 11/27/04

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 1 of the First Revision, Nashville Showroom Properties, Powell Avenue, as of record in Plat Book 5060, Page 67, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the South property line now or formerly owned by Home Depot U.S.A., Inc., at a corner common with the West right-of-way line of Powell Place; thence, with the West right-of-way line of Powel Place, South 32° 23' 00" East, 280.00 feet to an iron rod set in the North property line now or formerly owned by Tennessee Development Company, as of record in Book 1561, Page 117, said Register's Office; thence, with Tennessee Development Company South 57° 29' 00" West, 340.00 feet to an iron rod set in the East right-of-way line of CSX Transportation; thence, with the East right-of-way of CSX Transportation, North 32° 23' 00" West, 280.00 feet to an existing concrete monument at a corner common with Home Depot U.S.A., Inc.; thence, with Home Depot U.S.A., Inc., North 57° 29' 00" East, 340.00 feet to the point of BEGINNING, containing 95,200 square feet, 2.186 acres, more or less.

BEING THE SAME PROPERTY conveyed to Shurgard-Freeman 100 Oaks, L.L.C., predecessor-in-interest to Shurgard-Freeman 100 Oaks, Joint Venture, by Special Warranty Deed from Freeman Family Limited Partnership, of record in Book 11335, page 626, Register's Office for Davidson County, Tennessee.