Prepared by:
John Muhich
4203 Spinnaker Cove
Austin, TX 78731

PICK-UP

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/25/03 15:58 4pgs
Fees:22.00 Taxes:0.00
20030725-0104484

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AAA Storage I-65 at Trinity, LP, a Tennessee Limited Partnership**, hereinafter called the "Grantor", does hereby quitclaim and convey all of its right, title and interest to **JM Assets, LP**, called the "Grantee", its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described according to the legal description recited on **Exhibit "A"** attached hereto.

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, of record in Instrument No. : 20000915-00922003, Register's Office for Davidson County, Tennessee.

This is unimproved property located at Brick Church Pike, Nashville, Tennessee, Davidson County, Tennessee.

JM Assets, LP formerly known as J. Muhich Asset Trust.

IN WITNESS WHEREOF, the said John Muhich, has executed this instrument, as General Partner of JM Assets, LP, on this 17 day of JULY, 2003.

JM Assets, LP

BY: _____
John Muhich, General Partner

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Muhich, with whom I am personally acquainted (or proved to me the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the General Partner of JM Assets, LP, the within named bargainor, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of JM Assets, LP by himself as General Partner.

Witness my hand and official seal at TRAVIS County, Texas, this 17 day of JULY, 2003

My Commission Expires:

DARWIN MACON
MY COMMISSION EXPIRES
November 3, 2003

_____
Notary Public

FILE IN BOX #19B

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

MAP & PARCEL

71 – 02 – p/o 5

The actual consideration or value, whichever is greater, for this transfer is

$ NONE .

Affiant

Subscribed and sworn to before me this the 17 day of

JULY, 2003.

My Commission Expires:

DARWIN MACON
MY COMMISSION EXPIRES
November 3, 2003

Notary Public

ADDRESS NEW OWNERS AS FOLLOWS:

JM ASSETS, LP
(name)

4203 SPINNAKER COVE
(street address)

AUSTIN, TX 78731
(city,state,zip)

SEND TAX BILLS TO:

SAME
(name)

~~John Mahish~~
4203 Spinnaker Cv
Austin, TX 78731
(street address)

(city,state,zip)

EXHIBIT "A"

Beginning at an iron rod (new) at the intersection of the westerly right-of-way of Brick Church Pike 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, being the northeast corner of the herein described tract;

Thence, with said right-of-way, South 18 degrees 25 minutes 52 seconds East 138.65 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 75 degrees 09 minutes 32 seconds West 310.61 feet to an iron rod (new), North 14 degrees 50 minutes 35 seconds West 138.46 feet to an iron rod (new) in said Powell's southerly boundary line;

Thence, with said boundary line, North 75 degrees 10 minutes 30 seconds East 301.93 feet to the Beginning containing 0.97 acre.

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.