Send tax bills to:

A+Storage Hermitage, L.P.
1133 Hwy. 70
Kingston Springs, TN 37082

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

SAME

Map: 86
Group:
Parcel: 39

Improved: X
Unimproved:

Davidson County DEEDWARR
Recvd: 05/07/04 13:37 3pgs
Fees:18.00 Taxes:2405.00
20040507-0052378

WARRANTY DEED

PICK-UP

THIS INDENTURE made and entered into on this the 23rd day of April, 2004, by and between **Charles H. Smith**, unmarried, hereinafter referred to as the GRANTOR, and **A+ Storage Hermitage, L.P., a Tennessee Limited Partnership**, hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, the following described tract or parcel of land, to-wit:

Land lying in the 12th Councilmanic District, Metropolitan Nashville, Davidson County ,Tennessee, City of Hermitage, and being described according to General Property Survey, dated September 10, 2003, by Joe M. Cummings, Registered Land Surveyor, Tennessee No. 1513 as follows:

Beginning at a point where the northwesterly margin of Andrew Jackson Parkway intersects the centerline of Dry Fork Creek; thence along the centerline of Dry Fork Creek, North 18° 43' 50" West, 561.76 feet to a point; thence South 83°59' 20" West, 107.25 feet to a point; thence North 58° 03' 51" West, 76.11 feet to a point; thence North 36° 36' 16" West, 70.74 feet to a point on the southeasterly line of CSX Transportation Railroad; thence following the common boundary between CSX

Transportation Railroad and the within described property, North 70° 28' 26" East, 515.25 feet to an iron rod (new); thence continuing along the common boundary with CSX Transportation Railroad, along a curve to the left having the following calls: D=12° 29' 56", R=2056.50', C=447.73', a distance of 448.62 feet to an iron rod (new); thence leaving the common boundary of CSX Transportation Railroad and the property herein described, South 82° 46' 02" East, 9.56 feet to an iron rod (new); thence along a curve to the right having the following calls: D=116° 21' 34", R=35.00', C=59.48', a distance of 71.08 feet to an iron rod (new), located on the northwesterly margin of Andrew Jackson Parkway; thence following the northwesterly margin of Andrew Jackson Parkway for the remaining calls, South 33° 35' 32" West, 82.32 feet to an iron rod (new); thence along a curve to the left, having the following calls: D=5° 59' 00", R=2900.79', C=302.79', a distance of 302.93 feet to an iron rod (new); thence South 27° 36' 32" West, 592.17 feet to a point; thence South 43° 15' 04" West, 51.92 feet to a point; thence South 27° 22' 11" West, 42.45 feet to the point of beginning and containing 7.26 acres.

Being part of the same property conveyed to Charles H. Smith and wife, Loveda Smith by Deed of record in Book 3027, Page 557, Register's Office for Davidson County, Tennessee. Loveda Smith is now deceased.

This conveyance is made subject to all zoning ordinances; Agreement for Dedication of an Easement wherein a fifteen foot utility easement was granted to the City of Mt. Juliet, of record in Book 6709, Page 337, Register's Office for Davidson County, Tennessee; Judgment and Final Decree of record in Book 8493, Page 464, Register's Office for Davidson County Tennessee, regarding the taking of 0.335 acres and a permanent drainage easement by the Metropolitan Government and all matters shown on General Property Survey, dated September 10, 2003, by Joe M. Cummings, Registered Land Surveyor, Tennessee No. 1513.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, its successors and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTOR further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the day and date first above

written.

Charles H. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, **Charles H. Smith**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 23 day of April, 2004.

Notary Public

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/8/04

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 650 000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of April, 2004.

Notary Public

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/8/04