PICK-UP

This Instrument Prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/04 16:27 5pgs
Fees:28.00 Taxes:10360.00
20040701-0078807

TO: Nickelman Properties JPH, LLC

FROM: Ozburn-Hessey Storage Co.

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Nickelman Properties JPH, LLC 1289 Bridgestone Parkway LaVergne, TN 37086	Same	Map 183/Parcel 96 Map 175/Parcel 136

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,800,000.

Affiant

Sworn to and subscribed before me, this 1st day of July, 2004.

Notary Public

My Commission Expires: 1-28-06

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged Ozburn-Hessey Storage Co., a Tennessee corporation (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto Nickelman Properties JPH, LLC, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 1st day of July, 2004.

SELLER:

OZBURN-HESSEY STORAGE CO.,
a Tennessee corporation

By: Danny B. Ozburn

Title: V. P.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Danny Ozburn, 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 Vice President/Secretary of Ozburn-Hessey Storage Co., the within named bargainor, a Tennessee corporation, and that he as such Vice President/Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Vice President/Secretary.

Witness my hand and seal at office in Brentwood, Tennessee, this 1st day of July, 2004.

Andrea D. Grant
Notary Public

ANDREA D. GRANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:
MY COMMISSION EXPIRES: May 24, 2008

EXHIBIT A

PROPERTY DESCRIPTION

Tract I:

A tract of land in Davidson County, Tennessee, known as reserved parcel "A" on the Plan of Interchange City Industrial Park, Section XXVII, of record in Plat Book 5210, Page 257, Register's Office for Davidson County, Tennessee more particularly described based upon a survey prepared by H&H Land Surveying, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, TN RLS No. 213, dated December 10, 1998, as follows:

Beginning at an iron pin in the Northeast corner of the tract of the right of way of J. P. Hennessy Drive.

(1) Thence, with the Westerly right of way of J. P. Hennessy Drive, South 4° 15' 00" West, 125.65 feet to a monument,

(2) Thence, with a curve to the right, having a radius of 970.15 feet, a distance of 382.67 feet, to a monument,

(3) Thence, South 26° 51' 00" West, 31.86 feet to a monument,

(4) Thence, with a curve to the right, having a radius of 25.00 feet, a distance of 39.27 feet to a monument,

(5) Thence, North 63° 09' 00" West, 56.01 feet to a monument,

(6) Thence, with a curve to the left, having a radius of 931.99 feet, a distance of 202.96 feet to a monument,

(7) Thence, North 75° 37' 39" West, 84.91 feet to an iron pin,

(8) Thence, North 4° 15' 00" East, 447.85 feet to a PK nail,

(9) Thence, South 85° 45' 00" East, 449.09 feet to the point of beginning, containing 212,203.00 square feet or 4.8715 acres.

Tract II:

A tract of land in Davidson County, Tennessee, known as Lot 3 on the resubdivision of Lot 1 of Interchange City Industrial Park, Section XXVII, of record in Plat Book 6900, Page 882, Register's Office for Davidson County, Tennessee more particularly described based upon a survey prepared by H&H Land Surveying, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, RLS No. 213, dated December 10, 1998, as follows:

Beginning at an iron pin in the Southeast corner of the tract on the right of way of J. P. Hennessy Drive,

(1) Thence, North 85° 45' 00" West, a distance of 449.09 feet to a P.K. nail;

(2) Thence, South 04° 15' 00" West, a distance of 46.59 feet to an iron pin;

(3) Thence, North 83° 23' 02" West, a distance of 300.68 feet to an iron pin;

(4) Thence, North 04° 12' 27" East, a distance of 654.08 feet to an iron pin set in concrete;

(5) Thence, South 85° 45' 00" East, a distance of 750.00 feet to an iron pin being on the right of way of J. P. Hennessy Drive;

(6) Thence, with the Westerly right of way of J. P. Hennessy Drive, South 04° 15' 00" West, a distance of 619.90 feet to the point of beginning, containing 476,914.89 square feet or 10.9485 acres.

Being the same property conveyed to Ozburn-Hessey Storage Co. by deed from PYA/Monarch, Inc. of record in Book 11239, page 532, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments to be paid in the year 2004 and subsequent years, a lien but not yet due and payable.

2. Restrictive Covenants contained in an instrument of record in Book 5449, page 607, and in Book 5449, page 612, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Conveyance of Sanitary Sewer to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8128, page 1, said Register's Office.

4. Subject to matters shown on the Plan of record in Plat Book 5210, page 257, in said Register's Office (as to Tract I), including, but not limited to, the following:

(a) Location of Parcel 96, bounded on the east by Hennessy Drive and on the south by Corporate Place;

(b) Location of existing and proposed water lines;

(c) Location of 4" and 8" sewer lines;

(d) Both Hennessy Drive and Corporate Place are 60' rights-of-way.

5. Subject to matters shown on the Plan of record in Plat Book 6900, page 882, said Register's Office (as to Tract II), including, but not limited to, the following:

(a) Location of Lot 3 and that it abuts J. P. Hennessy Drive;

(b) Location of railroad easement along north boundary;

(c) A public utilities and drainage easement along J. P. Hennessy Drive and at the southwest boundary line and along the north boundary line and the west boundary line;

(d) Lot 3 contains approximately 10.9485 acres;

(e) Surveyor has typed and handwritten notations that are not legible on the Plat copy.