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Davidson County DEEDWARR
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Fees:33.00 Taxes:7307.50
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This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Crow Mini 7, LLC, et al Atlantic Investors Group, Inc. Sandy Stice Twelve Piedmont Center, Suite 418 Atlanta, GA 30305	KeyBank National Association 911 Main Street Suite 1500 Kansas City, MO 64105 Attn: Servicing Department	Map: 72-5 Parcels: 149, 165, 172 & 173 A Portion of Parcel 171

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BLEVINS FAMILY STORAGE, L.P., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto CROW MINI 7, LLC, a Tennessee limited liability company, its successors and assigns, a Forty-two and nineteen one-hundreds percent (42.19%) undivided interest; ABACO MINI 7, LLC, a Tennessee limited liability company, its successors and assigns, a Twenty-six and ninety-seven one-hundreds percent (26.97%) undivided interest; ATLANTIC MINI 4/7, LLC, a Tennessee limited liability company, its successors and assigns, a Twenty and ninety one-hundreds percent (20.90%) undivided interest; PDK-TN II, LLC, a Tennessee limited liability company, its successors and assigns, a Nine and seventy-eight one-hundreds percent (9.78%) undivided interest; and ATLANTIC/MINI STORAGE #7, LLC, a Tennessee limited liability company, its successors and assigns, a Sixteen one-hundreds percent (0.16%) undivided interest, all as tenants in common who collectively are the owners of all one hundred percent (100%) interest in the Property (collectively hereinafter referred to as the "Grantees"), all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters shown on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29nd day of July, 2004.

BLEVINS FAMILY STORAGE, L.P.

By: Blevins Real Estate, Inc.

Title: Sole General Partner

By: J. William Blevins

J. William Blevins

Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, J. William Blevins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of Blevins Real Estate, Inc., the sole general partner of Blevins Family Storage, L.P., a Tennessee limited partnership, the maker, and is authorized by maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29nd day of July, 2004.

MARK E. MORRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9-5-2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $1,975,000.00.

Affiant

Subscribed and sworn before me this 22nd day of July, 2004.

NOTARY PUBLIC

MARK E. MORRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-5-2005

EXHIBIT "A"

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hale's Industrial Subdivision, Section 2, as of record in Book 4060, page 13, Register's Office for said County, and a portion of the William Milton Crump property in Book 3180, page 48, said Register's Office, described according to a survey by Perry A. Chapdelain, Jr., Surveyor, dated January 1, 1980, as follows:

> Beginning at an iron pin on the east right-of-way of Pittway Drive, being the northwest corner of Map 72-5, Parcel 18, Davidson County, thence with said right-of-way North 00 deg. 14 min. 01 sec. West, 200.00 feet to the south right-of-way of North Hill Drive; thence with said right-of-way North 09 deg. 46 min. 01 sec. East, 201.10 feet to an iron pin in the West right-of-way of Ellington Parkway, said pin being South 03 deg. 53 min. 37 sec. West at 2.34 feet from an existing monument in said right-of-way, and being North 89 deg. 46 min. 01 sec. East at 26.10 feet from the original northeast corner of Book 4060, page 13, said Register's Office; thence with said right-of-way of Ellington Parkway, South 03 deg. 53 min. 37 sec. West, 310.86 feet to a monument; thence leaving said right-of-way, with the East and North lines of Map 72-5, Parcel 18, North 02 deg. 10 min. 19 sec. West, 110.12 feet to an iron pin, being the southeast corner of Book 4060, page 13, said Register's Office, South 89 deg. 45 min. 59 sec. West, 175.00 feet to the point of beginning, containing .90 acre, more or less.

TRACT 2

Land in Davidson County, Tennessee, being a portion of Tract (E) marked for future development, as shown on Section 1, Rothwood as of record in Book 1424, page 134, Register's Office, Davidson County, Tennessee, and described more particularly as follows:

> Lot 2: Beginning at a point in the north margin of North Hill Drive and the west margin of Ellington Parkway; thence with the west margin of Ellington Parkway in a northerly direction 200 feet to the line of Jack Wheby, Sr., Trustee; thence in a westerly direction and with the south line of Jack Wheby, Sr., Trustee, in a westerly. direction 129 feet; thence in a southerly direction 200 feet to the north margin of North Hill Drive; thence in an easterly direction and with the north margin of said North Hill Drive 120.67 feet back to the beginning corner, containing about one-half acre, be the same more or less, and being all the land owned on the west side of Ellington Parkway by the American Business Property Corporation.

TRACT 3

Land in Davidson County, Tennessee, being Lot No. 2A, on the Plan of Hale's Industrial Subdivision, Section 3, as shown on plat of record in Plat Book 6050, page 319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

TRACT 4

Land in Davidson County, Tennessee, being Lots No. 3, 4 and 5 on the Plan of Pittway Subdivision as of record in Plat Book 6050, Page 363, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT 5

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located at the intersection of Pittway Drive and North Hill Drive, and being more particularly described as follows:

> Beginning at an iron pin in the west margin of Pittway Drive, being the northeast corner of the herein described property: Thence, with said west margin, South 02 degrees, 57 minutes, 53 seconds west, 100.00 feet to an iron pin;
>
> Thence, leaving said margin and with the north line of Lot No. 5 of Pittway Subdivision, of record in the Plat Book 6050, page 363, R.O.D.C.T., North 86 degrees, 56 minutes, 10 seconds West, 210.69 feet to an iron pin, in the east line of Oakwood Heights Subdivision, of record in Plat Book 1130, page 091, R.O.D.C.T;
>
> Thence, with said east line, North 01 degrees, 54 minutes, 49 seconds East, 100.02 feet to an iron pin;
>
> Thence, with the south line of Nashville Electric Service of record in Deed Book 3428, page 305, R.O.D.C.T, South 86 degrees, 56 minutes, 10 seconds east, 212.5 feet to the point of beginning, containing 21,160 square feet or 0.49 acres, more or less.

TRACTS 1-5

Being the same property conveyed to Blevins Family Storage, L.P., a Tennessee limited partnership, from Abbott Self-Service Warehouse, a Tennessee Joint Venture, by Quitclaim Deed of record in Book 11400, Page 507, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2004, a lien not yet due and payable. Tax Parcel Nos. 72-5/149, 72-5/165, 72-5/171, 72-5/172 and 72-5/173.

2. All matters shown on Plats recorded in Book 6050, Page 363, Book 6050, Page 319, Book 4060, Page 13, Book 3106, Page 118 and Book 1424, Page 134, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 10707, Page 241, said Register's Office.

4. Unrecorded Lease with Olympus Media Group, successor in interest to Bressler Outdoor Advertising, L.L.C. and successor in interest to Rocky Top Outdoor, dated October 5, 1999, as amended by a Letter dated June 11, 2003.

5. Rights of tenants under unrecorded leases.