3W7
LT

Davidson County DEEDQC
Recvd: 07/29/04 15:59 5pgs
Fees:27.00 Taxes:0.00
20040729-0091132

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Crow Mini 6, LLC, et al c/o Atlantic Investors Group, Inc. Sandy Stice Twelve Piedmont Center, Suite 418 Atlanta, GA 30305	SAME	Map: 92-10 Parcels: 206, 207, 208, 209 & 433

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 6, LLC, a Tennessee limited liability company, its successors and assigns, a Forty-one and eighteen one-hundreds percent (41.18%) undivided interest; ABACO MINI 6, LLC, a Tennessee limited liability company, its successors and assigns, a Twenty-eight and eighty-one one-hundreds percent (28.81%) undivided interest; ATLANTIC MINI 4/6, LLC, a Tennessee limited liability company, its successors and assigns, a Twenty and forty-five one-hundreds percent (20.45%) undivided interest; PDK-TN I, LLC, a Tennessee limited liability company, its successors and assigns, a Nine and fifty one-hundreds percent (9.50%) undivided interest; and ATLANTIC/MINI STORAGE #6, LLC, a Tennessee limited liability company, its successors and assigns, a Six and one-hundreds percent (0.06%) 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.

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 22nd 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 22nd 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 $0.00.

Affiant

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

MARK E. MORRISON NOTARY PUBLIC AT

NOTARY PUBLIC

My Commission Expires: 9-5-2005

EXHIBIT "A"

Being three tracts of land in the First Civil District of Nashville Davidson County, Tennessee located on the north margin of Charlotte Avenue between 28th Avenue North and 31st Avenue North being more particularly described as follows:

TRACT 1

Being Lots 1 and 2 as shown on the plan of Abbott/HCA of record in Plat Book 7900, Page 291, R.O.D.C;

BEGINNING at an iron pin in the north margin of Charlotte Avenue at the west end of the return at 28th Avenue North;

THENCE, with the margin of Charlotte Avenue S 68° 44' 30" W, 704.67 feet to a point;

THENCE, leaving said margin, N 44° 04' 36" W, 11.99 feet to an iron pin 10 feet south of the centerline of Cheatham County Rail Authority's main line;

THENCE, 10 feet south of said railroad with a curve concave to the south having a central angle of 03° 20' 27", a radius of 944.77 feet and a chord of N 35° 59' 05" E, 55.08 feet for an arc length of 55.09 feet to a P.K. Spike;

THENCE, with a curve concave to the south having a central angle of 11° 56' 53", a radius of 335.34 feet and a chord of N 43° 46' 50" E, 69.80 feet for an arc length of 69.93 feet to a P.K. Spike;

THENCE, with a curve concave to the south having a central angle of 06° 22' 08", a radius of 957.58 feet and a chord of N 52° 56' 19"E, 106.39 feet for an arc length of 106.44 feet to a P.K. Spike;

THENCE, N 56° 05' 15" E, 78.80 feet to a point;

THENCE, N 21° 37' 45" W, 18.26 feet to a point;

THENCE, N 49° 50' 45" E, 64.33 feet to a point,

THENCE, with a line 20 feet south of and parallel to Cheatham County Rail Authority main line, N 49° 49' 11" E, 405.43 feet to a point in the west margin of 28th Avenue North;

THENCE, with said margin, S 21° 31' 20" E, 262.00 feet to an iron pin;

THENCE, with a curve concave to the west having a central angle of 90° 16' 05", a radius of 25.00 feet and a chord of S 23° 37' 04" W, 35.43 feet for an arc length of 39.39 feet to the point of beginning.

Containing 115,656 square feet or 2.65 Acres, more or less.

TRACT 2

Being a portion of Lots 10 thru 14 as shown on the plan of T.M. Steger's Homeplace of record in Plat Book 161, Page 123, R.O.D.C;

BEGINNING at a point in the east margin of 31st Avenue North, said point being 21.48 feet from the north margin of Charlotte Avenue and being 10 feet north of centerline of Cheatham County Rail Authority railroad;

THENCE, with the east margin of 31st Avenue North, N 21° 38' 48" W, 68.83 feet to a point 8.5 feet south of the centerline of spur track;

THENCE, with a line 8.5 feet south of spur track N 55° 28' 26" E, 120.43 feet to a point;

THENCE, with a curve concave to the south having central angle of 03° 07' 21", a radius of 1432.69 feet and a chord of N 57° 48' 33" E, 78.07 feet for an arc length of 78.08 feet to a point;

THENCE, N 60° 42' 26" E, 32.78 feet to a point;

THENCE, with a line 10 feet north of Cheatham County Rail Authority main line S 48° 26' 52" W, 49.37 feet to a point;

THENCE, with a curve concave to the south having a central angle of 04° 01' 51", a radius of 964.77 feet and a chord of S 44° 11' 20" W, 67.86 feet for an arc length of 67.87 feet to a point;

THENCE, with a curve concave to the south having a central angle of 08° 09' 45" W, a radius of 964.77 feet and a chord of S 37° 50' 15" W, 137.33 feet for an arc length of 137.44 feet to the point of beginning.

Containing 6,748 square feet or 0.154 acres, more or less.

TRACT 3

Being Lots 15 thru 18, a portion of Lots 19 thru 27 shown on the plan of T.M. Stegeris Homeplace of record in the Plat Book 161, Page 123, R.O.D.C. a 12 foot wide alley closed by Metro Bill #65-483 and a portion of 30th Avenue North (formerly Steger Street) closed by Metro Bill #5537;

BEGINNING at the intersection of the southerly margin of Felicia Avenue and the easterly margin of 31st Avenue North;

THENCE, with the southerly margin of Felicia Avenue, N 69° 06' 58" E, 661.28 feet to a point;

THENCE, leaving said margin with a line 25 feet north of and parallel to Cheatham County Rail Authority main line, S 49° 49' 11" W, 385.12 feet to a point;

THENCE, S 55° 28"26" W, 304.01 feet to a point in the east margin of 31st Avenue North;

THENCE, with said margin, N 21° 38' 48" W, 81.97 feet to a point;

THENCE, with said margin, N 21° 30' 14" W, 117.02 feet to the point of beginning.

Containing 71,567 square feet or 1.64 acres, more or less.

Tracts 1, 2 and 3 combined total 193,971 square feet or 4.453 acres, more or less.

This legal description was prepared by William C. Cockrill of Barge Waggoner, Sumner & Cannon, Inc. on the survey for Abbott Self-Storage #2 dated May 17, 2004, RLS #1401.