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

Davidson County DEEDWARR
Recvd: 09/23/04 15:56 3pgs
Fees:18.00 Taxes:120.25
20040923-0115218

SPECIAL WARRANTY 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 Parcel: 61

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"), 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 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 as follows:

> Being the North 45 feet of Lot No. 12 on the Map of Charlotte Heights, of record in Book 57, page 169, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 45 feet on the West side of 31st Avenue North, formerly Royal Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Blevins Family Storage, L.P. by warranty deed of record in Instrument Number 20010502-0045056, Register's Office for Davidson County, Tennessee.

This is property known as 409 31st Avenue, North, Nashville, Tennessee 37209.

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 2004 property taxes and those matters of record. 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 said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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 our hands this 23rd day of September, 2004.

BLEVINS FAMILY STORAGE, L.P.

By: Blevins Real Estate, Inc.

Title: Sole General Partner

By: J William Blevins
J William Blevins

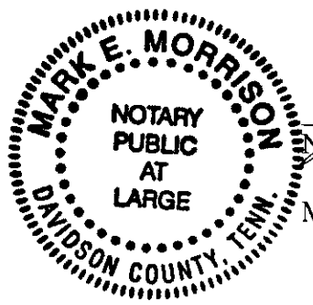
Title: President

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 23rd day of September, 2004.



NOTARY PUBLIC

My Commission Expires: 9-5-2005

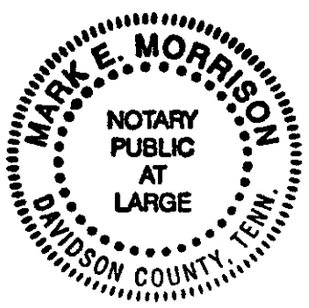
STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $32,500.00.

J William Blevins
Affiant

Subscribed and sworn before me this 23rd day of September, 2004.



NOTARY PUBLIC

My Commission Expires: 9-5-2005