Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY:

Susan Morris
Storage USA
175 Toyota Plaza
Suite 700
Memphis, TN 38103

AFTER RECORDING, RETURN TO:

Stephen M. Lyons III, Esq.
Reed Smith LLP
2500 One Liberty Place
Philadelphia, PA 19103

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 8 day of November, 2004, by and between **SUSA-TN, LLC**, a Tennessee limited liability company party of the first part, and **JPG LEBANON PIKE L.P., a Delaware limited partnership**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and improvements located thereon.

The property is improved with an address of: 2825 Lebanon Pike Road, Nashville, Tennessee 37214.

Being the same property conveyed to the party of the first part SUSA Partnership, L.P., a Tennessee limited partnership by Deed of record at Instrument Number Instrument No. 20000110000 2857 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those exceptions, reservations and other

matters of record and incorporated herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

SUSA-TN, LLC,
a Tennessee limited liability company

BY: SUSA Partnership, L.P.,
a Tennessee limited partnership, its member

BY: Security Capital Self Storage, Incorporated,
a Delaware corporation, general partner

By: _____
John F. Mahoney
Senior Vice President
Risk and Asset Management

AND

BY: SUSA Holdings, L.P.,
a Tennessee limited partnership, its member

BY: SUSA Partnership, L.P., a Tennessee
limited partnership, its general partner

BY: Security Capital Self Storage, Incorporated, a Delaware corporation,
general partner

By: _____
John F. Mahoney
Senior Vice President

STATE OF TENNESSEE)
) ss
COUNTY OF SHELBY)

On this 8 day of November, 2004, before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared John F. Mahoney, Senior Vice President of Security Capital Self Storage Incorporated, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his oaths, acknowledged that he as Vice President of Security Capital Self Storage Incorporated, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such members as their free act and deed.

WITNESS my hand and official seal.

Melinda Calabrese
Notary Public at Large
Shelby County, TN
My commission expires 11/21/2006

MELINDA CALABRESE
NOTARY PUBLIC AT LARGE
SHELBY CO., TENNESSEE

MY COMMISSION EXPIRES 11/21/2006

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 4,000,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 8 day of November, 2004.

Melinda Calabrese
Notary Public at Large
Shelby County, TN
My commission expires 11/21/2006

MELINDA CALABRESE NOTARY PUBLIC AT LARGE SHELBY CO., TENNESSEE

MY COMMISSION EXPIRES 11/21/2006

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:

096-01-0-141.00

NAME AND ADDRESS OF A PROPERTY OWNER:

JPG Lebanon Pike, L.P.
5850 Poplar Ave Ste 410
Memphis, TN 38118

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES

SAME AS ABOVE

Exhibit A

Legal Description
(2825 Lebanon Pike Road, Nashville, TN)

Land located in the 2nd Civil District of Davidson County, Tennessee, being One Lot Subdivision for Founders Security Life Insurance Company of record in Book 5190, page 149, Register's Office for Davidson County, Tennessee, being described according to a survey by Ragan-Smith-Associates, Inc. dated June 4, 1996, last revised June 25, 1996.

Beginning at an existing iron pin on the south right of way line of Lebanon Pike, U.S. Highway 70N, State Route 24 (70-foot right of way) that is 640 feet, more or less, east of the centerline of Donelson Pike; said iron pin also being the northeast property corner of a tract of land conveyed to 2821 Lebanon Joint Venture by deed of record in Book 7624, page 669, RODC, Tennessee; thence,

Eastwardly, with said right of way line and a 512.56 foot radius curve to the left, a distance of 48.46 feet to an existing iron pin; said curve has a chord bearing and distance of S 83 deg. 26 min. 31 sec. E, 48.44 feet; said iron pin being the northwest property corner of a tract of land conveyed to Howard W. Young, et al by deed of record in Book 6115, page 860, and Book 6079, page 630, RODC, Tennessee; thence,

Leaving said right of way line, with Young's west line, S 02 deg. 38 min. 53 sec. W, 291.57 feet to an iron pin set at Young's southwest corner; thence,

With Young's south line, S 83 deg. 17 min. 00 sec. E, 55.29 feet to a set iron pin; thence,

Continuing with Young's south line, S 71 deg. 48 min. 50 sec. E, 9.98 feet to an existing iron pin; thence,

Continuing with Young's south line, S 83 deg. 17 min. 12 sec. E, 113.92 feet to an iron pin set at Young's southeast corner, said iron pin being on the west line of a 15-foot strip claimed by CSX Transportation, Inc. as an access; thence,

With said CSX west line S 05 deg. 16 min. 06 sec. W, 552.65 feet to an existing iron pin on the north right of way line of CSX Transportation, Inc. (Old Seaboard Railroad); thence,

With said north right of way line, N 63 deg. 45 min. 45 sec. West, 394.96 feet to an existing iron pin at the southeast corner of a tract of land conveyed to CBC Limited by deed of record in Book 7101, page 150, RODC, Tennessee; thence,

With the east line of CBC Limited, N 06 deg. 44 min. 43 sec. E, 424.01 feet to an iron pin set at the southwest corner of said 2821 Lebanon Joint Venture tract; thence,

Exhibit A

Legal Description
(2825 Lebanon Pike Road, Nashville, TN)

With the south line of said tract, S 85 deg. 06 min. 40 sec. E, 115.45 feet to an existing iron pin at the southeast corner of said tract; thence,

With the east line of said tract, N 05 deg. 37 min. 37 sec. E, 285.54 feet to the point of beginning; and,

Containing 4.461 acres (194,332 square feet), more or less.

Being a part of the same property conveyed to SUSA-TN, LLC, a Tennessee limited liability company by Quitclaim Deed from SUSA Partnership, L.P., a Tennessee limited partnership of record in Instrument No. 200001100002857, Register's Office for Davidson County, Tennessee.

Together with the water line easement benefitting the land contained in the Driveway and Waterline Easement of record in Book 6610, pae 985, Register's Office for Davidson County, Tennessee.