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Davidson County DEEDWARR
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Fees:33.00 Taxes:8880.00
20041119-0138980

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 Partnership, L.P., a Tennessee limited partnership**, party of the first part, and **JPG MURFREESBORO RD. II, 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: 1058 Murfreesboro Pike Road, Nashville, Tennessee 37217.

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. 20000116000 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
Risk and Asset Management

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

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 $ 2,400,000.00, 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.:

106-16-0-051.00
106-16-0-078.00
107-13-0-160.00

NAME AND ADDRESS OF A PROPERTY OWNER:

JPG Murfreesboro Rd. II, LP
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

Jernigan Property Group
c/o Jonathan Peeples
5850 Poplar Ave Ste 410
Memphis, TN 38118

Legal Description
(1058 Murfreesboro Road, Nashville, TN)

Land in Davidson County, Tennessee, being part of Lot Nos. 11 and 12 on the map showing the Subdivision of H.W. Williams Land, as of record in Book 547, page 63, Register's Office for said County and Lot Nos. 1 and 2 of Glenview Commercial Development on the Replat of Gower Center Lot 2 and Glenview Commercial Development Lots 1 & 2 as of record as Instrument No. 20040920-0113124, Register's Office for said County.

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.