31B
FATZ

Davidson County DEEDWARR
Recvd: 01/05/05 09:26 6 pgs
Fees:33.00 Taxes:30247.50
20050105-0001667

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

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BLEVINS FAMILY STORAGE, L.P. Attn: J. William Blevins P.O. Box 150056 Nashville, TN 37215	SAME	Map: 135 Parcel: 352

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, CORPOREX KEY LIMITED PARTNERSHIP #8, a Kentucky limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto BLEVINS FAMILY STORAGE, L.P., a Tennessee limited partnership, (the "Grantee"), its successors and assigns, 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 exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns, 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 3rd day of January, 2005.

CORPOREX KEY LIMITED PARTNERSHIP #8, a Kentucky limited partnership

By: Alpha Property Service Co., a Tennessee corporation
Its: General Partner

By: _____
Thomas E. Banta
Executive Vice President

451252

STATE OF KENTUCKY)
):ss
COUNTY OF KENTON)

Personally appeared before me, a Notary Public, Thomas E. Banta, 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 Executive Vice President of Alpha Property Service Co., a Tennessee corporation, the sole general partner of Corporex Key Limited Partnership #8, a Kentucky limited partnership, the maker, and is authorized by maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of January, 2005.

_____
NOTARY PUBLIC

My Commission Expires: Oct. 3, 2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $8,175,000.00.

Affiant

Subscribed and sworn before me this 4th day of January, 2005.

NOTARY PUBLIC

My Commission Expires 9-5-2005

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

EXHIBIT "A"
Legal Description

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 as shown on the plan of Murfreesboro Road Business Park of record in Plat Book 6250, Page 694, R.O.D.C. located on the southerly margin of Murfreesboro Pike east of Harding Place and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Murfreesboro Pike at the northeast corner of herein described tract, said pin being 719 feet, more or less, westerly along said margin from the turn-out at Town Park Drive;

Thence, leaving said margin, with the westerly line of BVT Airport Business Park of record in Deed Book 6181, Page 263, R.O.D.C., S13 degrees 58'29"W, 572.78 feet to an iron pin in the northerly margin of Citation Drive;

Thence, leaving said margin with the east line of Lot No. 203 of Town Park Estates of record in Plat Book 3300, Page 65, R.O.D.C., N37 degrees 52'16", 142.01 feet to a point;

Thence, with the north line of Lot No. 203, S58 degrees 32'48"W, 104.00 feet to an iron pin;

Thence, with the north line of Lot Nos. 204 and 205 of Town Park Estates, S41 degrees 13'32"W, 127.79 feet to a point;

Thence, with the north line of Lot No. 210 of Town Park Estates, N86 degrees 34'41"W, 214.03 feet to an iron pin;

Thence, with the north line of Lot No. 211 of Town Park Estates, N86 degrees 23'56"W, 152.88 feet to a concrete monument;

Thence, with the east line of Lot No. 2 of Colony Heights Subdivision of record in Plat Book 2330, Page 149, R.O.D.C., N03 degrees 15'00"E, 16.00 feet to a concrete monument;

Thence, with Lot Nos. 2 and 1 of said Colony Heights Subdivision, N01 degrees 17'38"E, 100.08 feet to a concrete monument;

Thence, with Lot Nos. 1 thru 5 of McLaughlin Subdivision of record in Minute Book "F", Page 195, Davidson County Court, N00 degrees 11'52"E, 499.01 feet to an iron pin;

Thence, with the southerly line of Sam Norton, Jr., et. ux. of record in Deed Book 3870, Page 580, R.O.D.C., and Ray Yan and wife, Rebecca of record in Deed Book 11317, Page 947, R.O.D.C., S86 degrees 15'56"E, 191.73 feet to an iron pin;

Thence, with the east line of said Yan, N03 degrees 32'45"E, 223.71 feet to an iron pin in the southerly margin of Murfreesboro;

Thence, with said margin, S66 degrees 22'00"E, 239.67 feet to an iron pin;

Thence, S23 degrees 30'00"W, 10.03 feet to an iron pin;

Thence, continuing with said margin, S66 degrees 18'04"E, 370.27 feet to the point of beginning;

Containing 460,216 square feet or 10.57 acres, more or less.

Being the same property conveyed to Corporex Key Limited Partnership #8 by deeds of record in Book 7089, Page 38, Book 7089, Page 42, Book 7089, Page 46 and Book 7089, Page 50 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. 2005 property taxes; a lien not yet due and payable.

2. Plat of record in Plat Book 6250, Page 694, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6691, page 983, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 634, said Register's Office.

5. Easement of record in Book 2956, page 630, said Register's Office.

6. Joint Driveway Easement of record in Book 6709, page 861, said Register's Office.

7. Rights of tenants in possession.

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