File Drawer 14-A
File No. 17684-6

Map 105-06-0; Parcel 255.00

This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

ADDRESS NEW OWNER AS FOLLOWS:
Mystic Storage, LLC
c/o Matthew K. Spicher
509 Dekemont Lane
Brentwood, Tennessee 37203

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/09/05 09:28 4 pg
Fees:23.00 Taxes:616.05
20050309-0026030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Patricia Simpson Utley, now known as Patricia U. Wilson, Trustee of the Patricia Simpson Utley Revocable Trust established April 08, 1993, as revised on November 22, 1999, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Mystic Storage, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davidson County, being the southerly 21.6 feet of Lot Nos. 61, 62, and 63 on the Plan of Hagan and Merritts Resubdivision of Blocks I, J, K, L, M, and N of the Merritt Lands, as of record in Book 161, Page 49, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 2000-093, Work Order 6504, dated August 15, 2000, and proceeding as follows:

BEGINNING at an iron pin (old) on the westerly right-of-way of Hagan Street, 50 foot right-of-way at the Northeast corner of a tract of land conveyed to the Metro Government of Nashville and Davidson County, Tennessee, of record in Deed Book 118, Page 355, Register's Office for Davidson County, Tennessee; said iron rod being situated North 03 deg. 24' 39" East, 89.00 feet from the northerly right-of-way of Merritt Street, 50 foot right-of-way, as measured along the westerly margin of Hagan Street; thence, leaving the westerly right-of-way of Hagan Street with the North property line of the aforementioned Metro Government of Nashville and Davidson County, Tennessee, property, North 86 deg. 27' 29" West, 150.00 feet to an iron rod (new) in the easterly line of a 20 foot alley; thence, with the easterly line of a 20 foot alley, North 03 deg. 31' 45" East, 121.60 feet to an iron rod (old) at the Southwest corner of a tract of land conveyed to B & A Truck Repair, Incorporated, of record in Book 5938, Page 792, Register's Office for Davidson County, Tennessee; thence, with the South line of B & A Truck Repair,

Inc., South 86 deg. 26' 55" East, 54.98 feet to a point on the outside wall of an existing building; thence, along said outside building wall, South 02 deg. 00' 58" West, 5.04 feet; thence, South 87 deg. 09' 50" East, 17.19 feet; thence, North 02 deg. 51' 33" East, 4.82 feet; thence, with the aforementioned South line, South 86 deg. 26' 55" East, 77.85 feet to an iron rod (old) on the westerly right-of-way of said Hagan Street; thence, with said westerly right-of-way, South 03 deg. 34' 39" West, 121.58 feet to the point of BEGINNING, and containing 18,159 square feet or 0.417 acres, more of less, as calculated by the above courses and distances.

Being all of the same property conveyed to Patricia Simpson Utley, now known as Patricia U. Wilson, Trustee of the Patricia Simpson Utley Revocable Trust established April 8, 1993, as restated on November 22, 1999, by Trustee's Deed from W. William Davis, as Trustee, of record in Instrument No. 20030516-0067138, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 526 Hagan Street, Nashville, Tennessee 37203.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "A". Grantor does further covenant and bind herself and her heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto this the 4th day of March, 2005.

Patricia Utley Wilson Trustee

Patricia Utley Simpson, now known as Patricia U. Wilson, Trustee of the Patricia Utley Simpson Revocable Trust established April 08, 1993, as restated on November 22, 1999

(Notary Acknowledgments Continued on Following Page)

STATE OF Texas)
COUNTY OF Bexar)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Utley Simpson, now known as Patricia U. Wilson, Trustee of the Patricia Utley Simpson Revocable Trust established April 08, 1993, as restated on November 22, 1999, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 4th day of March, 2005.

HELEN M. MACK
Notary Public, State of Texas
My Commission expires
March 16, 2007

Helen M Mack
Notary Public
My Commission Expires: 3-16-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 166,500.00.

Affiant

Subscribed and sworn to before me this the 8th day of March, 2005.

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 4/10/05

EXHIBIT " A"

Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 105-06-0, Parcel 255.00
2. All matters shown on the Plan of record in Book 161, page 49, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Boundary Survey (Patricia U. Wilson, 526 Hagan Street) prepared by Ragan-Smith Associates, Inc., Roger H. Fuqua, Tennessee R.L.S. No. 502, dated August 11, 2000, and bearing Job No. 2000-093, Work Order 6504.