3113
H:A

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Instrument Prepared By:
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 10th day of January, 2005.

Notary Public
My Commission Expires: 12/11/08

KIMBERLY D. JOHNSON
NOTARY PUBLIC
Alameda County
My Comm. Expires Dec. 11, 2008

KIMBERLY D. JOHNSON
Comm. # 1533590
NOTARY PUBLIC - CALIFORNIA
Alameda County
My Comm. Expires Dec. 11, 2008

QUITCLAIM DEED

ADDRESS NEW OWNER:

841 Muskingum Avenue
Pacific Palisades, CA 90272-2456

SEND TAX BILLS TO:
SAME

Map: 15-11, Parcel: Part of 100

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, DEVON/NASHVILLE, L.P., a California limited partnership ("GRANTOR"), does hereby quitclaim and convey unto Douglas B. Kays, a married man (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation, the attached Exhibit B, which is incorporated herein by this reference.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 10th day of January 2005.

GRANTOR:

DEVON/NASHVILLE, L.P.,
A California limited partnership
By: DEVON SELF STORAGE HOLDINGS (US) LLC,
A Delaware limited liability company
Its general partner

By: Kenneth E. Nitzberg, President & CEO

Davidson County DEEDQC
Recvd: 03/11/05 12:29 4 pgs
Fees:22.00 Taxes:0.00
20050311-0027240

STATE OF CA)
COUNTY OF Alameda)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Kenneth E. Nitzberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and CEO of DEVON SELF STORAGE HOLDINGS (US) LLC, a Delaware limited liability company, the general partner of DEVON/NASHVILLE, L.P., the within named bargainor, a California limited partnership, and that he as such President and CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the general partner, by himself as such President and CEO.

WITNESS MY HAND AND SEAL, at office in Alameda, CA, this 10th day of January, 2005.

Notary Public

My Commission Expires: 12/11/08.

KIMBERLY D. JOHNSON
Comm. # 1533590
NOTARY PUBLIC - CALIFORNIA
Alameda County
My Comm. Expires Dec. 11, 2008

SCHEDULE A
Legal Description

A tract of land in the Fourth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Part of Lot 1 on the Douglas B. Kays Subdivision as of record in Book 9700, Page 237, R.O.D.C., TN., described according to said Subdivision Plat, said Subdivision Plat having been superseded by Plat of record in Plat Book 9700, Page 361, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the westerly right-of-way margin of Gallatin Pike, State Route 6, U.S. Highway 31 E, (an 82-foot wide right-of-way) at the common property corner of Lot 2, as shown on said Subdivision Plat of record in Plat Book 9700, page 237, Register's Office for Davidson County, Tennessee (references hereafter to Lot 1 and Lot 2 being as set forth in the subdivision Plat of record in Plat Book 9700, page 237, Register's Office for Davidson County, Tennessee) and proceeding as follows:

Thence, leaving said westerly right-of-way margin of said Gallatin Pike and with the northerly property line of Lot 2, North 63 degrees 55 minutes 28 seconds West, 279.04 feet to the easterly line of Lot 1;

Thence, with the easterly line of said Lot 1, North 26 degrees 06 minutes 17 seconds East, 24.68 feet;

Thence, South 63 degrees 55 minutes 28 seconds East, 278.93 feet to said westerly right-of-way margin of Gallatin Pike;

Thence with the westerly right-of-way margin of Gallatin Pike, South 25 degrees 53 minutes 43 seconds West, 24.68 feet to the Point of Beginning and continuing 6,885 square feet or 0.158 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to Devon/Nashville, L.P., a California limited partnership, by Deed from Douglas B. Kays, married, of record in Book 10201, Page 425, Register's Office for Davidson County, Tennessee.

SCHEDULE B

Permitted Exceptions

1. Rights of tenants in possession under unrecorded leases.
2. All matters on ALTA/ACSM Land Title Survey, Job. No. 2004-140, prepared by Ragan Smith Associates, dated December 8, 2004; revised December 16, 2004, December 20, 2004, December 22, 2004 and December 29, 2004.

   If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.
3. City and/or County Taxes for the year 2005 and subsequent years: A lien, not yet due or payable.
4. Subject to terms and conditions of Sidewalk Exit Easement of record in Book 9904, page 95, and Perpetual Mutual Non-Exclusive Ingress and Egress Easement of record in Book 9904, page 98, said Register's Office.
5. Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee, by instrument of record in Book 4073, page 580, in said Register's Office.
6. Sewer and Drainage Easement and Agreement by and between Douglas B. Kays and Devon/Nashville, L.P., a California limited partnership, of record in Book 10201, page 430, said Register's Office.
7. Ground Lease by and between Devon/Nashville, L.P. and Holmes Outdoor Advertising, Inc., a Georgia corporation, of record in Book 11311, page 707, said Register's Office. SNDA regarding lease with Holmes Outdoor Advertising, Inc., of record December 30, 2004 in Instrument #20041230-0155046, Register's Office for Davidson County, Tennessee.
8. Memorandum of Land Lease by and between Devon/Nashville, L.P. and SBA Towers, Inc., a Florida corporation, of record in Instrument No. 200006050055477; as amended by First Amendment of Option and Land Agreement by and between Devon/Nashville, L.P., and SBA Towers, Inc., a Florida corporation, of record in Instrument No. 200006290064664; as assigned by Assignment and Assumption of Ground Lease by SBA Towers, Inc., a Florida corporation, to SBA Properties, Inc., of record in Instrument No. 200007140069735, said Register's Office.
9. Memorandum of Antenna Site Agreement by and between SBA Tower's Inc., a Florida corporation, and Chasetel Real Estate Holding Company, Inc., a Tennessee corporation, of record in Instrument No. 200003210028712, said Register's Office.
10. Easement Deed from Devon/Nashville, L.P. to SBA, Inc., of record in Instrument No. 200008170081562, said Register's Office.
11. The acreage mentioned in the legal description is only for convenience in identifying the tract insured.
12. Access Easement and Agreement of record as Instrument #20050103-0000564 and re-recorded as Instrument #20050107-0003086, Register's Office for Davidson County, Tennessee.