Davidson County DEEDWARR
Recvd: 05/13/05 09:54 3 pg
Fees:18.00 Taxes:2596.13
20050513-0054124

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 6 day of MAY, 2005, between BONNIE LEE JOHNSON, UNMARRIED, AS TO AN UNDIVIDED 17.65% TENANT IN COMMON INTEREST, hereinafter called GRANTOR, and SILO STORAGE, LLC, A CALIFORNIA LIMITED LIABILITY CO, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, BONNIE LEE JOHNSON, UNMARRIED, AS TO AN UNDIVIDED 17.65% TENANT IN COMMON INTEREST, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto SILO STORAGE, LLC, A CALIFORNIA LIMITED LIABILITY CO, hereinafter referred to as Grantee, its successors and assigns, certain real property located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 425 SWISS AVENUE, NASHVILLE, TENNESSEE.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

The said Grantor hereby covenants that said Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantee, its successors and assigns FOREVER against the lawful claims of all persons claiming by, through or under the Grantor BUT NOT OTHERWISE.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

Bonnie Lee Johnson
BONNIE LEE JOHNSON

RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 3 7115

FILE NUMBER: 04-7532

SPECIAL WARRANTY Deed

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE LEE JOHNSON, UNMARRIED, AS TO AN UNDIVIDED 17.65% TENANT IN COMMON INTEREST, the within named 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 purpose therein contained.

Witness my hand, at WALNUT CREEK CA, on this 5TH day of MAY, 2005.

Linda Driggars
Notary Public

My commission expires: 12-25-2007

LINDA DRIGGARS
Comm. # 1453467
NOTARY PUBLIC - CALIFORNIA
Contra Costa County
My Comm Expires Dec 25, 2007

Name and Address of Property Owner:

SILO STORAGE, LLC, A CALIFORNIA LIMITED LIABILITY CO
33 NORTH STONE AVENUE, STE. 1905, TUCSON, AZ 85701

Property Address:

425 SWISS AVENUE
NASHVILLE, TENNESSEE

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 161.00, PARCEL 243.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$701565**, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kristie L. Taylor
Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of May, **2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 2 as shown on the plat of the Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190, page 29, R.O.D.C. to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BONNIE LEE JOHNSON, UNMARRIED, AS TO AN UNDIVIDED 17.65% TENANT IN COMMON INTEREST, by Warranty Deed from SILO STORAGE, LLC, of record in INSTRUMENT NO. 20000912-0090457, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 161.00, PARCEL 243.00).

2. All matters as set forth on the Plan of record in Plat Book 6900, page 806, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. AGREEMENT containing restrictions by and between American Fletcher National Bank and Trust Company and Cities Service Company, of record in Book 5497, page 230, in said Register's Office.

4. AGREEMENT for Participation in Huntington Park Trunk Sewer of record in Book 6699, page 752, said Register's Office.

5. EASEMENT for right-of-way of street purposes of record in Book 4730, page 607, said Register's Office.

6. SUBJECT to rights of tenants under unrecorded leases.

7. SUBJECT to all matters shown on survey dated January 29, 1998, revised February 26, 1998, File No. 24602.00, prepared by Barge, Waggoner, Sumner and Cannon, Inc.

8. ASSIGNMENT of Lessor's Interest in leases by and between Mikonos, LLC., a Tennessee limited liability company, and Silo Storage, L.L.C.,an Arizona limited liability company, of record in Book 10814, page 424, said Register's Office.

9. DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT, executed by Silo Storage, L.L.C., an Arizona limited liability company, to T. Wayne Hood, Trustee, dated February 26, 1998, recorded February 27, 1998 at 3:25 p.m. in Book 10814, page 427, as modified in First Modification of Deed of Trust, of record in Book 11239, page 538, Register's Office for Davidson County, Tennessee, to secure to The Bank of Nashville, a debt in the original principal amount of $975,000.00, due and payable as stated therein, together with any terms, conditions, restrictions or limitations recited therein. Said indebtedness is further secured by Assignment of Leases and Rents of record in Book 10814, page 444, as modified in First Modification to Assignment of Rents & Leases, of record in Book 11239, page 545, said Register's Office, and UCC-1 Financing Statement of record in Book 10814, page 452, and Book 11239, page 549, said Register's Office.

10. Access Easement and Agreement of record in Book 11368, page 27, said Register's Office.

11. Assignment of Promissory Note and Deed of Trust of record in Book 11368, page 58, said Register's Office.

12. Assignment of Leases and Rents, of record in Book 11368, page 76, said Register's Office.
13. ASSUMPTION AGREEMENT BETWEEN Silo Storage, L.L.C., and Walter J. Selby III, and recorded in the Register's Office of Davidson County, Tennessee, to Instrument No. 200003030021399, said Register's Office.

14. ASSUMPTION AGREEMENT between Silo Storage, L.L.C., and Warnacutt, of record in Book 11714, page 145, said Register's Office.

15. Assumption AGREEMENT between SILO STORAGE, LLC., and JEFFREY R. AND SUSAN Z. GALANTI, of record in Instrument No. 200002080012972, said Register's Office.

16. Assumption Agreement between Silo Storage, LLC., and THE GERSBACHER FAMILY TRUST, of record in Book 200006130059029, said Register's Office.

17. Assumption Agreement between Silo Storage, LLC., and Renaissance Properties, Ltd., of record in Instrument No. 200006200061520, said Register's Office.