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

File No. 19339-6

Map 105-06-0; Parcel 255.00

ADDRESS NEW OWNER AS FOLLOWS:
Gregory John Motycka
1715 Cedar Lane
Nashville, Tennessee 37212

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 12/02/05 13:49 4 pgs
Fees:23.00 Taxes:712.25
20051202-0145199

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, Mystic Storage, LLC, a Tennessee limited liability company, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Gregory John Motycka, hereinafter called the "Grantee", his heirs 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 Mystic Storage, LLC, a Tennessee limited liability company, by Deed from 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, of record in Instrument No. 20050309-0026030, 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 paid by the Grantor 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 his heirs 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 itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto this the 1st day of December, 2005.

Mystic Storage, LLC
a Tennessee limited liability company

By: _____
Matthew K. Spicher, General Manager

(Notary Acknowledgments Continued on Following Page)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew K. Spicher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Chief Manager of Mystic Storage, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Chief Manager.

Witness my hand and official seal on this the 1st day of December, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 192,500.00.

Affiant

Subscribed and sworn to before me this the 1st day of December, 2005.

Notary Public
My Commission Expires: 3/22/09

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

EXHIBIT " A"

Permitted Encumbrances

1. Taxes for the year 2006 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.