THIS INSTRUMENT PREPARED BY AND RECORDED RETURN TO:	OWNER/RESPONSIBLE TAXPAYER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:
Reed Smith LLP 435 Sixth Avenue Pittsburgh, PA 15219 *Please Return To* *Zonia N. Veal* *First National Financial Title Services, Inc.* *3237 Satellite Blvd., Bldg. 300, Ste 450* *Duluth, GA 30096* H2605-H	JPG Lebanon Pike L.P. 5350 Poplar Avenue No. 410 Memphis, TN 38119 Parcel: 149-00-0-344.00	2757 Murfreesboro Road Antioch, TN 37013	6745 Engle Road Suite 300 Cleveland, OH 44130

SPECIAL WARRANTY DEED

THIS INDENTURE made as of December 21, 2005, between JPG MURFREESBORO RD, L.P., a Delaware limited partnership, First Party, and U-STORE-IT, L.P., a Delaware limited partnership, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of FIVE MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS ($5,450,000), and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described in Exhibit "A" attached hereto.

This being the same real estate conveyed to First Party by Special Warranty Deed of record at Instrument No. 20041104-0133338 in the Register's Office of Davidson County, Tennessee. The foregoing legal description was taken from the previous deed of record, no new boundary survey have been prepared in connection with this conveyance.

THIS CONVEYANCE is made subject to matters as are shown in the records of the Davidson County Register's Office, other than any monetary liens (except non-delinquent taxes);

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE TO HOLD** the same unto the Second Party, its successors, representatives and assigns forever.

AND said First Party, for itself and its successors, representatives and assigns, does hereby covenant with said Second Party, its successors, representatives and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through or under the First Party; provided, however, this conveyance is made subject to the matters set forth herein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Signature and acknowledgement on following page]

Davidson County DEEDWARR
Recvd: 12/27/05 11:00 4 pgs
Fees:23.00 Taxes:20165.00
20051227-0153714

Witness:

JPG MURFREESBORO RD, L.P., a Delaware limited partnership

By: JPG Antioch, LLC, a Delaware limited liability company, its sole general partner

By: Jernigan Property Group, LLC, a Delaware limited liability company, its sole member

By: _____

Name: Kenneth Cox

Title: SVP

[Acknowledgement on Following Page]

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, Brenda L. Knight, a Notary Public in and for said State and County duly commissioned and qualified, Kenneth Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior VP of Jernigan Property Group, LLC (the "Constituent"), the sole member of JPG Antioch, LLC, the sole general partner of JPG Murfreesboro Rd, L.P., a Delaware limited partnership (the "Maker") and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 20th day of December, 2005.

Brenda L. Knight
Notary Public

My Commission Expires:
April 29, 2008



AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,450,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of December, 2005.

Brenda L. Knight
Notary Public

My Commission Expires: April 29, 2008



EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 3, on the Plan of Revision One Priest Lake Investments, as shown on plat of record in Plat Book 9700, Page 412, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

LESS AND EXCEPT any property lying within right of way conveyed in Book 10353, Page 274.

Being a part of the same property conveyed to JPG Murfreesboro Rd. L.P., a Delaware limited liability company by Special Warranty Deed, corrected by Corrected Deed form SUSA-TN, LLC, a Tennessee limited liability of record in Instrument No. 2000041104-0133338, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the easement benefiting the land contained in the Easement Agreement of record in Book 10635, Page 966, aforesaid records.

TOGETHER WITH 20-foot drainage easement crossing easement parcel as shown on subdivision plat recorded in Plat Book 9700, Page 412, Davidson County, Tennessee Records, as also shown on ALTA/ACSM Land Title Survey for Nashville Portfolio 2757 Murfreesboro Land, 2757 Murfreesboro Road, Antioch, TN, County of Davidson, prepared by Derek L. Harvel, Tennessee Registered Land Surveyor No. 2129, Harvel & Associates, Inc., dated November 29, 2005, Last Revised November 29, 2005, Network Project No. 2005179-4, Job #05760:

TOGETHER WITH Storm Water Detention Agreement by and between Priest Lake Storage and the Metropolitan Government of Nashville and Davidson County, dated February 14, 1995, and recorded May 10, 1995, in Book 9668, Page 641, aforesaid records, as shown on the survey prepared by Christopher's S. Denham, RLS #2000, Denham Land Surveyors LLC, dated May 28, 2004, last revised June 25, 2004, under Project No. 0-4049-01. (Affecting easement parcel and shown on ALTA/ACSM Land Title Survey for Nashville Portfolio 2757 Murfreesboro Land, 2757 Murfreesboro Road, Antioch, TN, County of Davidson, prepared by Derek L. Harvel, Tennessee Registered Land Surveyor No. 2129, Harvel & Associates, Inc., dated November 29, 2005, Last Revised November 29, 2005, Network Project No. 2005179-4, Job #05760.)

Tax Parcel: 149-00-0-344.00