THIS INSTRUMENT PREPARED BY AND RECORDED RETURN 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* H2603-S	OWNER/RESPONSIBLE TAXPAYER: JPG Antioch Pike L.P. 5350 Poplar Avenue No. 410 Memphis, TN 38119 x Parcel: 134-114.00	PROPERTY ADDRESS: 1202 Antioch Pike Nashville, TN 37211	MAIL TAX BILLS TO: 6745 Engle Road Suite 300 Cleveland, OH 44130

SPECIAL WARRANTY DEED

THIS INDENTURE made as of December 21, 2005, between JPG ANTIOCH PIKE 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 THREE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($3,750,000), 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. 20041119-0138972 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: 12/29/05 15:37 4 pgs
Fees:23.00 Taxes:13875.00
20051229-0156421

Witness:

JPG ANTIOCH PIKE L.P., a Delaware limited partnership

By: JPG Nashville IV GP, 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 Nashville IV GP, LLC, the sole general partner of JPG Antioch Pike 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

BRENDA L. KNIGHT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN. My Comm. Exp. 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 $3,750,000, 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

BRENDA L. KNIGHT NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.
My Comm. Exp. April 29, 2008

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located on Antioch Pike in the 28th Councilmanic District of Nashville, Tennessee being further described according to ALTA/ACSM Land Title Survey Nashville Portfolio Antioch Land 1202 Antioch Pike Nashville, TN County of Davidson, Prepared by Derek L. Harvel Tennessee Registered Land Surveyor No. 2129, Harvel & Associates, Inc., dated November 4, 2005, last revised November 30, 2005, Network Project No. 2005179-2, Surveyor's Job No. 05758 as follows:

Beginning at an iron rod found on the northwestern corner of property; thence leaving said iron rod North 46 deg. 29 min. 16 sec. West a distance of 537.14 feet to a point; thence North 46 deg. 42 min. 41 sec. West a distance of 125.61 feet to point; thence North 39 deg. 20 min. 20 sec. East a distance of 335.78 feet to a point; thence along the arc of a curve to the right, said curve having a radius of 2,815.00 feet, arc length of 283.59 feet central angle of 005 deg. 46 min. 19 sec., a chord bearing of South 59 deg. 42 min. 04 sec. East and a chord length of 283.47 feet; thence South 50 deg. 53 min. 14 sec. East a distance of 463.09 feet to a point; thence South 38 deg. 30 min. 59 sec. West a distance of 219.60 feet to a point; thence North 45 deg. 57 min. 28 sec. West a distance of 88.96 feet to a point; thence South 38 deg. 25 min. 00 sec. West a distance of 217.63 feet to the point of beginning.

JPG Antioch Pike, L.P., a Delaware limited partnership (by virtue of Special Warranty Deed from SUSA-TN, LLC, a Tennessee limited liability company, dated November 08, 2004, recorded November 19, 2004, in Instrument No. 20041119-0138972, in the Register's Office for Davidson County, Tennessee Records.

Tax Parcel No. 134-114.00