| THIS INSTRUMENT PREPARED BY AND RECORDED RETURN TO:<br>Reed Smith LLP<br>435 Sixth Avenue<br>[illegible] 15219 | OWNER/RESPONSIBLE TAXPAYER:<br>JPG Lebanon, Pike L.P.<br>5350 Poplar Avenue<br>No. 410<br>Memphis, TN 38119<br>Parcel 96-01-141.00 | PROPERTY ADDRESS:<br>2825 Lebanon Pike<br>Nashville, TN 37214 | MAIL TAX BILLS TO:<br>6745 Engle Road<br>Suite 300<br>Cleveland, OH 44130 |
|---|---|---|---|

*Please Return To*

*Zonia N. Veal*
*First National Financial Title Services, Inc.*
*3237 Satellite Blvd., Bldg. 300, Ste 450*
*Duluth, GA 30096* H26048

# SPECIAL WARRANTY DEED

THIS INDENTURE made as of December 21, 2005, between JPG LEBANON 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 FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS ($5,500,000), 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. 20041119-0138976 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 15:38 4 pgs
Fees:23.00 Taxes:20350.00
20051229-0156422

Witness:

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

By: JPG Nashville II 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 II GP, LLC, the sole general partner of JPG Lebanon 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 $5,500,000, 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

Land located in the 2nd Civil District of Davidson County, Tennessee, being One Lot Subdivision for Founders Security Life Insurance Company of record in Book 5190, page 149, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the south right of way of Lebanon Pike, U.S. Highway 70N, State Route 24 (70-foot right of way) that is 640 feet, more or less, east of the centerline of Donelson Pike; said iron pin also being the northeast property corner of a tract of land conveyed to 2821 Lebanon Joint Venture by deed of record in Book 7624, page 669, RODC, Tennessee; thence, Eastwardly with said right of way line and a 512.56 foot radius curve to the left, a distance of 48.46 feet to an existing iron pin; said curve has a chord bearing and distance of S 83 deg. 31 min. 58 sec. E, 48.44 feet; said iron pin being the northwest property corner of a tract of land conveyed to Howard W. Young, et al by deed of record in Book 6115, page 860, and Book 6079, page 630, RODC, Tennessee; thence, leaving said right of way line, with Young's south , S 02 deg. 38 min. 53 sec., W, 291.57 feet to an iron pin set at Young's southwest corner; thence, with Young's south line, S 83 deg. 17 min. 00 sec. E, 55.29 feet to a set iron pin; thence, continuing with Young's south line, S 71 deg. 48 min. 50 sec., E, 9.98 feet to an existing iron pin; thence, continuing with Young's south line, S 83 deg. 17 min. 12 sec., E, 113.92 feet to an iron pin set at Young's southeast corner, said iron pin being on the west line of a 15-foot strip claimed by CSX Transportation, Inc., as an access; thence, with said CSX west line S 05 deg. 16 min. 06 sec., W, 552.65 feet to an existing iron pin on the north right of way line of CSX Transportation, Inc., (Old Seaboard Railroad); thence, with said north right of way line, N 63 deg. 45 min. 45 sec., West, 394.96 feet; to an existing iron pin at the southwest corner of tract of land conveyed to CBC Limited by deed of record in Book 7101, Page 150, RODC, Tennessee; thence, with the east line of CBC Limited, N 06 deg. 44 min. 43 sec. E, 424.01 feet to an iron pin set at the southwest corner of said 2821 Lebanon Joint Venture tract; thence, with the south line of said tract, S 85 deg. 06 min. 40 sec. E, 115.45 feet to an existing iron pin at the southeast corner of said tract; thence, with the east line of said tract, N 05 deg. 37 min. 37 sec. E, 285.54 feet to the point of beginning.

Together with Easement Rights contained in Drive Way and Water Line Easement along the north part of the land, between Alan L. Saturn and Mark A. Parrish, dated July 19, 1985, in Book 6610, Page 985, Registers office of Davidson County, Tennessee.

Together with Easements granted to SUSA-TN, L.L.C. by Joy H. Young, Percy C. Young and wife, Mary Ann Young, recorded September 24, 2001, in Instrument No. 20010125-0103466, aforesaid records

Same property as described in vesting deed - JPG Lebanon 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. 20041119-0138976, in the Register's Office for Davidson County, Tennessee Records).

Said property is described pursuant to ALTA/ACSM Land Title Survey for Nashville Portfolio Lebanon Land, 2825 Lebanon Pike, Nashville TN, County of Davidson, prepared by Derek L. Harvel, Tennessee Registered Land Surveyor No. 2129, dated November 4, 2005, last revised November 30, 2005, Job No. 05759, Network Project No. 20050179-3.