Davidson County DEEDWARR
Recvd: 01/04/06 15:59 2 pgs
Fees:13.00 Taxes:5809.00
20060104-0001292

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Goodlettsville Self Storage, LLC 307 S. Main Street Goodlettsville, TN 37072	Same as New Owner	Map 25-8 P/O Parcel 11

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES ROBERT MCCASLAND, JR., a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto GOODLETTSVILLE SELF STORAGE, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 as shown on the Final Plat of Robert McCasland Lots filed for record in Book 8250, page 813, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the metes and bounds of the said lot.

BEING a part of the same property conveyed to James Robert McCasland, Jr. by Quitclaim Deed from Barbara McCasland a/k/a Barbara Jane Webb McCasland of record in Book 10004, page 618, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 307 S. Main Street, Goodlettsville, TN 37072.

EASEMENT: The GRANTOR herein reserves a nonexclusive, permanent, perpetual easement for ingress, egress and regress across Lot No. 2 for the use and benefit of the GRANTOR or the owner of Lot No. 1 as shown on the Final Plat of Robert McCasland Lots, of record in Book 8250, page 813, Register's Office for Davidson County, Tennessee, said easement being more specifically and particularly described as follows:

Extending forty feet in width from the northerly boundary line of Lot No. 1 on said plat and running eighty feet from the westerly boundary line of Dickerson Road.

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, its successors or assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to the easement as set forth in the property description hereinabove described.

3. Subject to any and all matters as they may appear on the Final Plat of Robert McCasland Lots filed for record in Book 8250, page 813, Register's Office for Davidson County, Tennessee.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

JAMES ROBERT MCCASLAND, JR.

"GRANTEE"

Goodlettsville Self Storage, LLC
A Tennessee Limited Liability Company

BY: _____
CHAD M. RAY, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ROBERT MCCASLAND, JR., a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHAD M. RAY, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of Goodlettsville Self Storage, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this the 4th day of January, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $1,570,000.00.

Affiant

Sworn to and subscribed before me, this the 4th day of January, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009