THIS INSTRUMENT PREPARED *Please Return To* *Zonia N. Veal* *First National Financial Title Services, Inc.* *3237 Satellite Blvd., Bldg. 300, Ste 450* *Duluth, GA 30096* H2606-H Esquire, Esq.	OWNER/RESPONSIBLE TAXPAYER: JPG Murfreesboro Rd. II, L.P. 5350 Poplar Avenue No. 410 Memphis, TN 38119 Tax Parcel No. 106-16-0-051.00 Tax Parcel No. 107-13-0-160.00 Tax Parcel No. 106-16-0-078.00	PROPERTY ADDRESS: 1058 Murfreesboro Road Nashville, TN 37217	MAIL TAX BILLS TO: 6745 Engle Road Suite 300 Cleveland, OH 44130

SPECIAL WARRANTY DEED

THIS INDENTURE made as of January 17, 2006, between JPG MURFREESBORO RD. II, 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 EIGHT HUNDRED FIFTY THOUSAND DOLLARS ($3,850,000), 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. 20041119-0138980 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: 01/23/06 10:41 4 pgs
Fees:23.00 Taxes:14245.00
20060123-0008246

Witness:

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

By: JPG Nashville III 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]

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

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 S.V.P. of Jernigan Property Group, LLC (the "Constituent"), the sole member of JPG Nashville III GP, LLC, the sole general partner of JPG Murfreesboro Rd, II, 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 11th day of January, 2006.

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 $3,850,000, 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 11th day of January, 2006.

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 in Davidson County, Tennessee, being part of Lots Nos. 11 and 12 on the map showing the Subdivision of H.W. Williams Land, as of record in Book 547, page 63, Register's Office for said County and Lots Nos. 1 and 2 of Glenview Commercial Development on the Replat of Gower Center Lot 2 and Glenview Commercial Development Lots 1 & 2 as of record as Instrument No. 20040920-0113124, Register's Office for said County.

Being a part of same property conveyed to JPG Murfreesboro RD. II, L. P., a Delaware limited partnership by Special Warranty Deed from SUSA Partnership, L. P., a Tennessee limited partnership, dated November 8, 2004, and recorded November 19, 2004, in Instrument No. 20041119-0138980, Davidson County, Tennessee.