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Gullet
KARA

Davidson County DEEDQC
Recvd: 02/17/06 16:13 3 pgs
Fees:17.00 Taxes:0.00
20060217-0019611

THIS INSTRUMENT PREPARED BY:
George V. Crawford III
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this 17th day of February, 2006.

GEORGE V. CRAWFORD III NOTARY PUBLIC STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/31/2007

Address New Owners As Follows:
Guardian Storage Company, LLC
1105 Riverside Drive
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
26-13; 70.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **GUARDIAN STORAGE COMPANY, LLC, a Tennessee limited liability company, successor by conversion of GUARDIAN STORAGE COMPANY, LTD, a partnership,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **BEN CUNNINGHAM, individually, a forty percent (40%) undivided interest, JOHN APEN, individually, a thirty percent (30%) undivided interest, and ROBERT L. MARCHMAN, III, individually, a thirty percent (30%) undivided interest, as tenants in common,** all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Situated in the State of Tennessee, County of Davidson, and the City of Goodlettsville and being in the 10th Civil District of Davidson County and known as and being all of Lot 3 on the Platof Service Merchandise Plaza as recorded in Plat Book 5050, page 7, R.O.D.C. and further described as follows:

Beginning at a capped rebar set at the southeast corner of said Lot 3 and being the southwest corner of Lot 1 of said

Plat of Service Merchandise Plaza;

Thence S 67 degrees 24 minutes 20 seconds W, along the south line of said Lot 3, a distance of 322.36 feet to a point on the east right of way line of the CSX Transportation railroad and passing over a concrete monument found at a distance of 319.06 feet;

Thence N 06 degrees 58 minutes 34 seconds E, along the east right of way of said CSX Transportation, a distance of 600.82 feet to a point and passing over a capped rebar set at a distance of 510.79 feet;

Thence N 67 degrees 51 minutes 25 seconds E, a distance of 31.03 feet to a point;

Thence S 22 degrees 01 minutes 38 seconds E, along the west line of said Lot 1, a distance of 522.34 feet and passing over a railroad spike set at a distance of 67.11 feet to the point of beginning, and having an area of 92331 square feet or 2.12 acres, according to the survey of John Kohl & Company, P.C., 400 7th Avenue South, Nashville, Tennessee 37203, Patrick S. Coode RLS, Tennessee License Number 855, dated February 16, 2006.

INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCULDED IS AN AIR RIGHTS PARCEL GRANTED TO THE STATE OF TENNESSEE.

Beginning at a point in the existing east margin of the CSX Railroad, said point being 27.0 feet right of the proposed centerline station 73+87.82 (Chain Right); thence with the said east margin North 06 degrees 58 minutes 34 seconds east 90.03 feet more or less to a point; thence North 67 degrees 51 minutes 25 seconds east 31.03 feet to a point; thence with the west boundary of the Equitable Life Assurance Society Property South 22 degrees 01 minutes 38 seconds East 67.11 feet to a point; thence with the proposed southeast margin with a 3792.72 foot radius curve left and southwestwardly 76.16 feet to the point of beginning and containing 3726 square feet and being part of the ame property conveyed to Guardian Storage Company, LTD, a partnership, by L.H. Hardaway et al of record in Book 6081, page 646, Register's Office for Davidson County, Tennessee.

This is improved property and is located along the east margin of the CSX Transportation Railroad and 350 feet more or less southeast of the I-65 northbound traffic lane.

Being the same property conveyed to Guardian Storage Company, Ltd. a partnership, by deed from L.H. Hardaway, Sr., and L.H. Hardaway, Jr., doing business as Hardaway Construction Company, a partnership, of record in Book 6081, page 646, Register's Office for Davidson County, Tennessee.

This conveyance is also subject to a non-exclusive utility and access easement of record in Plat Book 5050, page 7, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the northeasterly corner of the herein described tract and thence running with the westerly boundary of the Equitable Life Assurance Society Property South 22 degrees 01 minutes 38 seconds east, 50.00 feet to a point; thence South 67 degrees 51 minutes 25 seconds west, 58.78 feet to the easterly margin of the CSX Railroad; thence with westerly line of the herein described tract North 06 degrees 58 minutes 34 secondsEast, 57.23 feet to the northwesterly corner of the herein described tract; thence North 67 degrees 51 minutes 25 seconds east, 31.03 feet to the point of beginning and containing 2245 square feet.

A new legal description was prepared for this transaction.

This is improved property known as **719 Rivergate Parkway, Goodlettsville, Tennessee, 37070.**

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 17th day of February, 2006.

[SIGNATURES ON FOLLOWING PAGE]

GUARDIAN STORAGE COMPANY, LLC,
a Tennessee limited liability company,

By: _____
Ben Cunningham, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEN CUNNINGHAM,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **CHIEF MANAGER** of the maker or a constituent of 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 17th day of February, 2006.

_____
Notary Public

My Commission Expires: 3/31/2007

GEORGE W. CRAWFORD III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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