56097 313 LA STUART

This instrument prepared by:
Samuel F. Boyte, Esquire
Schreeder, Wheeler & Flint, LLP
1600 Candler Building
127 Peachtree Street, Northeast
Atlanta, Georgia 30303-1845

Davidson County DEEDQC
Recvd: 05/10/06 08:52 7 pgs
Fees:37.00 Taxes:0.00
20060510-0054628

Quitclaim Deed

Know all men by these presents, that **PDK-TN I, LLC,** a Tennessee limited liability company (hereinafter referred to as the "Grantor"), whose address is Twelve Piedmont Center, Suite 418, Atlanta, Georgia 30305; for and in consideration of Ten and 00/100 dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, release, quitclaim and convey unto **ATLANTIC/MINI-STORAGE #6**, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, to wit:

Those three tracts of land located in the First Civil District of Nashville, Tennessee, located on the north margin of Charlotte Avenue between 28th Avenue North and 31st Avenue North and being more particularly described in Exhibit A attached hereto and made a part hereof and incorporated by reference.

State of Georgia

County of Fulton

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me this the 16th day of March, 2006.

Affiant

Awilda Aponte

Notary Public

My commission expires: _____

(Affix seal)



This is improved (X) property, known as: See Exhibit "A"

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 16th day of March, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

Grantor:

PDK-TN I, LLC,

a Tennessee limited liability company

By: Atlantic Investors Group TN, LLC,
a Georgia limited liability company,

Its: Manager

By: _____
James G. Stice

Title: Manager

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, a Notary Public, James G. Stice, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the manager of the manager of Atlantic Investors Group TN, LLC, the manager of **PDK-TN I, LLC**, a Tennessee limited liability company, the bargainor, and is authorized by the bargainor's manager to execute this instrument on behalf of the bargainor.

Witness my hand, at office, this 16 day of March, 2006.

Awilda Aponte
NOTARY PUBLIC

My Commission Expires: _____



Address new owner(s) as follows:

ATLANTIC/MINI-STORAGE #6, LLC
Twelve Piedmont Center
Suite 418
Atlanta, Georgia 30305

Send tax bills to:

ATLANTIC/MINI-STORAGE #6, LLC
Name

Twelve Piedmont Center; Suite 418

Street Address or Route Number

Atlanta, Georgia 30305

City, State, Zip

Tax Map 92-10

206, 207, 208, 209, 433

Map parcel numbers

EXHIBIT "A"

LEGAL DESCRIPTION

Being three tracts of land in the First Civil District of Nashville Davidson County, Tennessee located on the north margin of Charlotte Avenue between 28th Avenue North and 31st Avenue North being more particularly described as follows:

TRACT 1 (Parcels 208 & 209)

Being Lots 1 and 2 as shown on the plan of Abbott/HCA of record in Plat Book 7900, Page 291, R.O.D.C;

BEGINNING at an iron pin in the north margin of Charlotte Avenue at the west end of the return at 28th Avenue North;

THENCE, with the margin of Charlotte Avenue S 68^ 44' 30" W, 704.67 feet to a point;

THENCE, leaving said margin, N 44^ 04' 36" W, 11.99 feet to an iron pin 10 feet south of the centerline of Cheatham County Rail Authority's main line;

THENCE, 10 feet south of said railroad with a curve concave to the south having a central angle of 03^ 20' 27", a radius of 944.77 feet and a chord of N 35^ 59' 05" E, 55.08 feet for an arc length of 55.09 feet to a P.K. Spike;

THENCE, with a curve concave to the south having a central angle of 11^ 56' 53", a radius of 335.34 feet and a chord of N 43^ 46' 50" E, 69.80 feet for an arc length of 69.93 feet to a P.K. Spike;

THENCE, with a curve concave to the south having a central angle of 06^ 22' 08", a radius of 957.58 feet and a chord of N 52^ 56' 19"E, 106.39 feet for an arc length of 106.44 feet to a P.K. Spike;

THENCE, N 56^ 05' 15" E, 78.80 feet to a point;

THENCE, N 21^ 37' 45" W, 18.26 feet to a point;

THENCE, N 49^ 50' 45" E, 64.33 feet to a point;

THENCE, with a line 20 feet south of and parallel to Cheatham County Rail Authority main line, N 49^ 49' 11" E, 405.43 feet to a point in the west margin of 28th Avenue North;

THENCE, with said margin, S 21^ 31' 20" E, 262.00 feet to an iron pin;

TRACT 1 (CONT'D):

THENCE, with a curve concave to the west having a central angle of 90^ 16' 05", a radius of 25.00 feet and a chord of S 23^ 37' 04" W, 35.43 feet for an arc length of 39.39 feet to the point of beginning.

Containing 115,656 square feet or 2.65 Acres, more or less.

TRACT 2 (Parcel 207)

Being a portion of Lots 10 thru 14 as shown on the plan of T.M. Stegeris Homeplace of record in Plat Book 161, Page 123, R.O.D.C;

BEGINNING at a point in the east margin of 31st Avenue North, said point being 21.48 feet from the north margin of Charlotte Avenue and being 10 feet north of centerline of Cheatham County Rail Authority railroad;

THENCE, with the east margin of 31st Avenue North, N 21^ 38' 48" W, 68.83 feet to a point 8.5 feet south of the centerline of spur track;

THENCE, with a line 8.5 feet south of spur track N 55^ 28' 26" E, 120.43 feet to a point;

THENCE, with a curve concave to the south having central angle of 03^ 07' 21", a radius of 1432.69 feet and a chord of N 57^ 48' 33" E, 78.07 feet for an arc length of 78.08 feet to a point;

THENCE, N 60^ 42' 26" E, 32.78 feet to a point;

THENCE, with a line 10 feet north of Cheatham County Rail Authority main line S 48^ 26' 52" W, 49.37 feet to a point;

THENCE, with a curve concave to the south having a central angle of 04^ 01' 51", a radius of 964.77 feet and a chord of S 44^ 11' 20" W, 67.86 feet for an arc length of 67.87 feet to a point;

TRACT 2 (CONT'D):

THENCE, with a curve concave to the south having a central angle of 08^ 09' 45" W, a radius of 964.77 feet and a chord of S 37^ 50' 15" W, 137.33 feet for an arc length of 137.44 feet to the point of beginning.

Containing 6,748 square feet or 0.154 acres, more or less.

TRACT 3 (Parcel 206 & 433)

Being Lots 15 thru 18, a portion of Lots 19 thru 27 shown on the plan of T.M. Stegeris Homeplace of record in the Plat Book 161, Page 123, R.O.D.C. a 12 foot wide alley closed by Metro Bill #65-483 and a portion of 30th Avenue North (formerly Steger Street) closed by Metro Bill #5537;

BEGINNING at the intersection of the southerly margin of Felicia Avenue and the easterly margin of 31st Avenue North;

THENCE, with the southerly margin of Felicia Avenue, N 69^ 06' 58" E, 661.28 feet to a point;

THENCE, leaving said margin with a line 25 feet north of and parallel to Cheatham County Rail Authority main line, S 49^ 49' 11" W, 385.12 feet to a point;

THENCE, S 55^ 28' 26" W, 304.01 feet to a point in the east margin of 31st Avenue North;

THENCE, with said margin, N 21^ 38' 48" W, 81.97 feet to a point;

THENCE, with said margin, N 21^ 30' 14" W, 117.02 feet to the point of beginning.

Containing 71,567 square feet or 1.64 acres, more or less.

Tracts 1, 2 and 3 combined total 193,971 square feet or 4.453 acres, more or less.

Together with Access Easement Agreement of record in Book 9221, Page 738, R.O.D.C.

Being the same property conveyed to PDK-TN I, LLC by deed of record in Instrument No. 20040729009132, RODC.