318
L.A.
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 09:08 6 pgs
Fees:32.00 Taxes:0.00

20060510-0054637

Quitclaim Deed

Know all men by these presents, that **ABACO MINI 7, 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 #7, 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 two tracts of land located in the First Civil District of Nashville, Tennessee, located on the east and west margin of Pittway Drive north of Trinity Lane 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.

James F. Stice
Affiant

Wilda Aponte
Notary Public

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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:

ABACO MINI 7, LLC,

a Tennessee limited liability company

By: Abaco Management, LLC,

a Georgia limited liability company,

Its: Manager/Member

By: James G. Stice

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 Abaco Management, LLC, a Georgia limited liability company, the manager of **ABACO MINI 7, LLC**, a Tennessee limited liability company, the bargainor, and is authorized by the sole 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 #7, LLC
Twelve Piedmont Center
Suite 418
Atlanta, Georgia 30305

Send tax bills to:

ATLANTIC/MINI-STORAGE #7, LLC
Name

Twelve Piedmont Center; Suite 418
Street Address or Route Number

Atlanta, Georgia 30305
City, State, Zip

72-10 parcels 149, 165, 171, 172 and 173
Map parcel numbers

EXHIBIT "A"

LEGAL DESCRIPTION

Being two tracts of land in the First Civil District of Nashville, Tennessee, located on the east and west margin of Pittway Drive north of Trinity Lane being more particularly described as follows:

TRACT 1

Being Lots 3 thru 5 of Pittway Subdivision of record in Plat Book 5060, Page 363, R.O.D.C., and a 100-foot parcel north of Lot No. 5;

BEGINNING at a point in the west margin of Pittway Drive at the southeast corner of Lot No. 3;

THENCE, leaving said margin with the north line of Lot No. 2, N 87° 00' 00" W, 204.41 feet to an iron pin;

THENCE, with the east line of Joywood Heights Subdivision of record in Plat Book 1130, Page 91, R.O.D.C., N 02° 00' 00" E, 450.06 feet to a point;

THENCE, with the south line of Nashville Electric Service of record in Book 3428, Page 305, R.O.D.C., S 87° 03' 00" E, 212.27 feet to a point in the west margin of Pittway Drive;

THENCE, with said margin, S 03° 00' 00" W, 450.17 feet to the Point of Beginning.

Containing 93,769 square feet or 2.15 acres, more or less.

TRACT 2

Being Lot No. 2-A of Hale's Industrial Subdivision, Section 3, of record in Plat Book 6050, Page 319, R.O.D.C., Lot No. 1 of Hale's Industrial Subdivision, Section 2 of record in Plat Book 4060, Page 13, R.O.D.C., a portion of closed North Hills Drive and a parcel north of said North Hills Drive;

BEGINNING at a point in the east margin of Pittway Drive, said point being the southwest corner of above referenced Lot 2-A;

THENCE, with said margin, N 03° 00' 00" E, 384.47 feet to a point at the northwest corner of Lot No. 1;

TRACT 2 (CONT'D):

THENCE, S 87° 00' 00" E, 83.51 feet to a point;

THENCE, N 01° 21' 20" E, 250.02 feet to a point;

THENCE, S 88° 35' 22" E, 129.00 feet to an iron pin in the west margin of Ellington Parkway;

THENCE, with said margin, S 13° 21' 43" E, 25.28 feet to a concrete monument;

THENCE, with said margin, S 05° 34' 57" W, 229.54 feet to a point;

THENCE, S 07° 12' 08" W, 309.78 feet to a point;

THENCE, S 08° 47' 36" W, 75.84 feet to a point;

THENCE, leaving said margin with the north line of Lot No. 2-B of Hale's Industrial Subdivision, N 87° 00' 00" W, 171.70 feet to the Point of Beginning.

Containing 104,274 square feet or 2.39 acres, more or less.

Being the same property conveyed to Abacco Mini #7, LLC by deed of record in Instrument No. 20040729009112 1, ROOC.