RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

SPECIAL WARRANTY DEED

This instrument was prepared by Cheri B. Bomar, Pierce Hardy Limited Partnership, 1019 Route 519, Eighty Four, PA 15330

Address New Owner	Send Tax Bills To:	Map/Parcel
AAA Rivergate Self Storage, LLC c/o Chad M. Ray 1195 Kimberly Drive Goodlettsville, TN 37072	AAA Rivergate Self Storage, LLC 1195 Kimberly Drive Goodlettsville, TN 37072	026-13-0028.00

State of Pennsylvania)
County of Washington)

The actual consideration or value for this transfer, whichever is greater is $650,000.00.

Affiant

Sworn to and subscribed before me this 17th day of October 2006.

My commission expires: 1-30-10

Notary Public

REBECCA L CAREY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter name, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Hardy Management Company, Inc., a Nevada Corporation, f/k/a 84 Lumber Company**, both individually and as nominee for Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, and **Pierce Hardy Limited Partnership, a Pennsylvania limited partnership** (hereinafter, collectively called Party of the Grantor), has this day bargained and sold and does hereby transfer and convey unto the said AAA Rivergate Self Storage, LLC, a Tennessee limited liability company, hereinafter "Grantee", its successors and assigns, certain real estate in Davidson County, State of Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

In addition to the foregoing, by its execution of this instrument Pierce Hardy Limited Partnership hereby directs and authorizes Hardy Management Company, Inc., to convey the title to said property to Grantee.

Witness our hands this 17th day of October 2006.

Davidson County DEEDWARR
Recvd: 10/25/06 11:15 5 pgs
Fees:28.00 Taxes:2405.00

20061025-0132292

GRANTOR:

Hardy Management Company, Inc.

BY: _____
Cheri B. Bomar

ITS: Secretary

Pierce Hardy Limited Partnership
By: Peter Jon Co., LLC, General Partner

BY: _____
Cheri B. Bomar

ITS: Assistant Vice President/Secretary

STATE OF PENNSYLVANIA)
COUNTY OF WASHINGTON)

Before me, Notary Public, of the State and County mentioned, personally appeared Cheri B. Bomar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Vice President/Secretary of Hardy Management Company, Inc., a Nevada Corporation, the within-named bargainor, and that he/she, as such Assistant Vice President/Secretary, executed the foregoing instrument for the purpose therein contained, by signing his/her name as Assistant Vice President/Secretary on behalf of himself/herself and the Corporation, and that he/she is authorized to execute the foregoing instrument on behalf of the Corporation.

Witness my hand and seal, at office in Eighty Four, PA _____, this 17th day of October 2006.

Bethany L. Weight
NOTARY PUBLIC

My Commission Expires:
April 14, 2009

NOTARIAL SEAL
BETHANY L WEIGHT
Notary Public
NORTH STRABANE TWP, WASHINGTON COUNTY
My Commission Expires Apr 14, 2009

STATE OF PENNSYLVANIA)
COUNTY OF WASHINGTON)

Before me, Notary Public, of the State and County mentioned, personally appeared Cheri B. Bomar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Assistant Vice President/Secretary of Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, the within-named bargainor, and that he/she, as such Assistant Vice President/Secretary, executed the foregoing instrument for the purpose therein contained, by signing his/her name as Assistant Vice President/Secretary on behalf of himself/herself and the Partnership, and that he/she is authorized to execute the foregoing instrument on behalf of the Partnership.

Witness my hand and seal, at office in Eighty Four, PA _____, this 17th day of October 2006.

Bethany L. Weight
NOTARY PUBLIC

My Commission Expires:
April 14, 2009

NOTARIAL SEAL
BETHANY L WEIGHT
Notary Public
NORTH STRABANE TWP, WASHINGTON COUNTY
My Commission Expires Apr 14, 2009

EXHIBIT A

BEING PART OF LOTS NO. 13, 14, 15, 16, 17 AND 18 OF BLOCK "D" AND THE NORTHWEST PART OF BLOCK "G" AND THE NORTHWEST END OF DUPONT AVENUE, AND OF WOODROW AVENUE, AS BEING SHOWN ON THE PLAT OF DuPONT CITY, AS OF RECORD IN PLAT BOOK 421, PAGE 124, REGISTER'S OFFICE FOR SAID COUNTY AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY RIGHT OF TWO MILE PIKE AT THE SOUTHEASTERLY CORNER OF RES. PAR. "A", AS BEING SHOWN IN PLAT BOOK 5050, PAGE 7, R.O.D.C., TN., THENCE RUNNING WITH SAID R/W S18°52'21"E, 90.68 FEET TO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY S68°02'42"W, 191.40 FEET; THENCE S20°38'33"E, 111.08 FEET; THENCE WITH THE NORTHERLY LINE OF ECHO MEADOWS, AS OF RECORD IN PLAT BOOK 2331, PAGE 64, R.O.D.C., S67°14'36"W, 1012.45 FEET TO THE EASTERLY RIGHT OF WAY OF THE CSX TRANSPORTATION (FORMERLY L&N RAILROAD) RIGHT OF WAY; THENCE ALONG SAME N06°54'23"E, 232.33 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG THE NORTHERLY LINE OF THIS TRACT N67°24'20"E, 322.45 FEET; THENCE N67°26'20"E, 582.16 FEET; THENCE N67°17'49"E, 194.50 FEET TO THE WESTERLY RIGHT OF WAY OF TWO MILE PIKE AND THE POINT OF BEGINNING, CONTAINING 4.81 ACRES, MORE OR LESS. ACCORDING TO A SURVEY BY JOHN KOHL AND CO., A DIVISION OF THE SCHNEIDER CORPORATION, DATED SEPTEMBER 11, 2006.

Being the same property conveyed to 84 Lumber Company by deed from Fleming G. Lewis and wife, Annie Hazel Lewis, of record in Book 4399, page 535, Register's Office for Davidson County, Tennessee.

84 Lumber Company, a Pennsylvania Corporation, changed its name to Pierce Hardy Real Estate, Inc., on January 1, 1990, and Pierce Hardy Real Estate, Inc., having merged into Pierce Hardy Real Estate Co., a Pennsylvania Business Trust, on June 29, 1992, and Pierce Hardy Real Estate Co. having merged into Pierce Hardy Real Estate Co., a Pennsylvania Corporation, on February 9, 1995, and Pierce Hardy Real Estate Co. changed its name to The Magerko Corporation, a Pennsylvania Corporation, on March 8, 1995, and The Magerko Corporation, a Pennsylvania Corporation, having merged into Hardy Management Company, Inc., a Pennsylvania Corporation, on December 31, 1998, and having merged into Hardy Management Company, a Nevada Corporation, on January 1, 2003, the said Hardy Management Company, Inc., a Nevada corporation, holding title to said land as nominee for Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, said Pierce Hardy Limited Partnership having a beneficial interest in the subject property pursuant to Nominee Agreement dated January 1, 2005, all as described in the Affidavit of record as Instrument No. 20051006-0120593, said Register's Office.

EXHIBIT B

[Permitted Exceptions]

None