Davidson County DEEDWARR
Recvd: 07/10/07 15:45 5 pgs
Fees:28.00 Taxes:25530.00
20070710-0082320

This instrument prepared by:
Kay B. Housch, Esq. BPR#010995
222 2nd Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2007031

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Linbar Business Center Associates, LLC, a Tennessee limited liability company	(NAME) Linbar Business Center Associates, LLC, a Tennessee limited liability company	Map & Parcel 13400018900
(STREET ADDRESS) c/o Brown Realty Manager, Inc 300 E. Lombard Street, Suite 1200	(STREET ADDRESS) c/o The Mathews Company 300 Broadway, 3rd Floor	
(CITY) (STATE) (ZIP) Baltimore Maryland 21202	(CITY) (STATE) (ZIP) Nashville Tennessee 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SELF SERVICE MINI STORAGE, an Ohio general partnership**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **LINBAR BUSINESS CENTER ASSOCIATES, LLC, a Tennessee limited liability company**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Self Service Mini Storage, an Ohio general partnership, by deed of record in Book 10428, page 222, Register's Office of Davidson County, Tennessee.

STATE OF Tn.
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $6,900,000.00.

Subscribed and sworn to before me this the 10th day of July 2007.

Affiant

My commission expires: 10-24-10
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
MARJORIE A. HAINES
WILLIAMSON COUNTY
My Commission Expires October 24, 2010

This is improved property, known as 5000 Linbar Drive, Nashville, Tennessee
5010 Linbar Drive Nashville, Tn.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

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 10th day of July, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SELF SERVICE MINI STORAGE, an Ohio general partnership

By: _____
Gerald C. Forstner, Jr., General Partner

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald C. Forstner, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner 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 and official seal at Berea, Ohio this 29th day of June, 2007.

_____
Notary Public
My Commission Expires: 5/28/[illegible]

LOUISE M. MAKI, NOTARY PU[illegible]
STATE OF OHIO
MY COMMISSION EXPIRES MAY 28, 20[illegible]

SELF SERVICE MINI STORAGE, an Ohio general partnership

By: Robert R. Frost
Robert R. Frost, General Partner

STATE OF OHIO
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert R. Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner 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 and official seal at Berea, Ohio this 29th day of June 2007.

Louise M Maki
Notary Public
My Commission Expires: 5/28/2011

LOUISE M. MAKI, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES MAY 28, 2011

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Wallace Road south of Harding Place being Lot No. 1 as shown on the plan of Resubdivision of the Linbar Business Park of record in Plat Book 7900, Page 178, R.O.D.C., and being more particularly described as follows:

BEGINNING at a concrete monument at the intersection of the easterly margin of Linbar Drive with the easterly margin of Wallace Road;

THENCE, with the easterly margin of Wallace Road, N 00° 11' 11" W, 326.89 feet to an iron pin;

THENCE, N 03° 25' 08" E, 105.88 feet to an iron pin;

THENCE, leaving said margin with the southerly line of Wei John Wang and Yu Hu of record in Inst. No. 200605080053596, R.O.D.C., being Lot No. 3 of Century Center Park of record in Plat Book 4675, Page 97, R.O.D.C., S 87° 10' 24" E, 252.47 feet to an iron pin;

THENCE, N 59° 52' 58" E, 64.15 feet to a concrete monument;

THENCE, N 03° 03' 44" E, 118.48 feet to an iron pin in the southerly line of Dutt, LLC, of record in Deed Book 10779, Page 889, R.O.D.C., being Lot No. 2 of Century Center Park;

THENCE, with said Dutt, LLC, S 86° 34' 47" E, 156.09 feet to an iron pin;

THENCE, N 48° 35' 55" E, 280.97 feet to an iron pin in the westerly margin of Interstate 24;

THENCE, with said margin, S 30° 15' 02" E, 694.92 feet to an iron pin;

THENCE, leaving said margin with the north line of Lot No. 2 of Century Center Resubdivision of record in Plat Book 9700, Page 153, R.O.D.C., S 59° 37' 47" W, 227.36 feet to an iron pin;

THENCE, with Lot No. 1 of said Century Center Resubdivision, N 30° 13' 51" W, 43.00 feet to an iron pin;

THENCE, S 59° 51' 09" W, 344.82 feet to an iron pin;

THENCE, N 30° 14' 05"W , 22.00 feet to a railroad spike in the north line of Lot 2, Resub of Linbar Business Park of record in Plat Book 7900, page 178, R.O.D.C.;

THENCE, with Lot No. 2 of Resubdivision of Linbar Business Park of record in Plat Book 7900, Page 178, R.O.D.C., S 59° 46' 12" W, 353.99 feet to a punch mark in concrete curb;

THENCE, S 50° 24' 32" W, 51.16 feet to a RR spike in the east margin of Linbar Drive;

THENCE, with said margin and a curve concave to the east having a central angle of 12° 00' 29", a radius of 309.61 feet and a chord of N 33° 43' 51" W, 64.77 feet for an arc length of 64.89 feet to a concrete monument;

THENCE, N 27° 47' 23" W, 273.65 feet to the Point of Beginning.

Containing 596,896 square feet or 13.70 acres, more or less.

Together with easements for ingress, egress and parking as shown in Instrument of record in Book 8144, page 139, R.O.D.C. and ingress and egress easement as shown in Instrument of record in Book 7880, page 731, R.O.D.C.

ENCUMBRANCES:

1. 2007 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to the following matters shown on Plan of record in Plat Book 7900, page 178, Register's Office, Davidson County, Tennessee: a 20-foot sewer easement and a 30-foot utility & drainage easement along easterly portion of lot, a 15-foot minimum building setback line from Linbar Drive & Wallace Road; a joint access easement along part of the southerly line.
3. Subject to the following matters as shown on survey prepared by Barge, Waggoner, Sumner & Cannon, dated 5/2/2007, and last revised 6/7/2007, File #33570-00: a 6-foot wood fence encroaching broken northerly line; 20-foot minimum building setback line along easterly line (per current zoning); Sorghum Branch running from broken southerly line across easterly line; water vault and water meter at Wallace Road; power lines and pole at southwest corner; and encroachment of parking area in parking easement recorded in Book 8144, page 139, Register's Office, Davidson County, Tennessee.
4. Subject to Declaration of Easements and Covenants for Linbar Business Center recorded in Book 8144, page 139, Register's Office, Davidson County, Tennessee.
5. Subject to Easement to South Central Bell Telephone Company recorded in Book 7096, page 225, Register's Office, Davidson County, Tennessee.
6. Subject to terms and conditions of Ingress/Egress Easements recorded in Book 7880, page 731, Register's Office, Davidson County, Tennessee.
7. Subject to rights of tenants as "Tenants Only" under unrecorded lease(s).
8. Subject to lack of right of access to controlled access highway (Interstate 24).
9. Subject to Agreement for dedication of easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4659, page 61, Register's Office, Davidson County, Tennessee.
10. Subject to 20-foot drainage and utility easement as shown on plat of record in Book 4660, page 172, Register's Office, Davidson County, Tennessee.