I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County DEEDWARR
Recvd: 08/06/07 11:23 4 pgs
Fees:23.00 Taxes:14060.00
20070806-0093265

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8/28/10



This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
A+ Storage Downtown @ The Gulch, LP 1200 Division Street, Ste. 104 Nashville, TN 37203	same	093-14-0-566.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **John W. Griffin**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **A+ Storage Downtown @ The Gulch, LP**, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 3 on the Plan of Edgehill Estates, Section 65, of record in Book 4460, Page 159, Register's Office for said County, Tennessee, and more particularly described according to an unrecorded survey prepared by Steven D. Delle, a registered land surveyor in the State of Tennessee, said surveyor being dated September 5, 2003, and identified as project #03126 in the records of Dale & Associates, the subject property having been described therein by metes and bounds as follows:
>
> Beginning at an iron rod situated in the southerly margin of Division Street, said point also being the northeast corner of the South Central Bell Telephone Company of record in Book 4708, page 480, R.O.D.C., TN; thence, along said road, S 81 degrees 46' 18" E, a distance of 98.93 feet to an iron rod; thence, along said road, along a curve to the right, having a central angle of 20 degrees 12' 41", a radius of 570.00 feet, a tangent of 101.59 feet, a length of 201.07 feet, and having a chord which bears S 71 degrees 39' 58" E, a distance of 200.03 feet to an iron rod; thence, leaving said road, S 27 degrees 55' 51" W, a distance of 373.41 feet to an iron rod; thence, N 69 degrees 33' 54" W, a distance of 95.06 feet to an iron rod; thence N 63 degrees 47' 47" W, a distance of 77.32 feet to an iron rod; thence N 07 degrees 38' 30" E, a

distance of 342.70 feet to the point of beginning and containing 85,943.129 square feet or 1.973 acres or land.

Being the same property conveyed to John W. Griffin by deed from RAM Consolidated Industries, Inc., of record in Instrument No. 20031105-0162505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the follow:

1. Property taxes for 2007 are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Plat Book 4460, page 159, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and state.

This is improved property known as 909 Division Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 3 day of August, 2007.

JOHN W. GRIFFIN

18908.2007/ml
A+ Storage Downtown.wd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, John W. Griffin, 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.

Witness my hand, at Franklin, Tennessee, this 3rd day of August, 2007.

NOTARY PUBLIC

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8-28-2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $3,800,000.00.

AFFIANT

Sworn to and subscribed before me this 3rd day of August, 2007.

NOTARY PUBLIC

My commission expires: 8-28-2010

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

18908.2007/ml
A+ Storage Downtown.wd