SPECIAL WARRANTY DEED

After Recording Return to and
This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

TO: AMS I Nashville Investments, LLC,
a Delaware limited liability company

FROM: Silo Storage, L.L.C., an Arizona limited liability company; Mary Lois Warnacutt, co-trustee, and Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt; Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust; Jeffrey R. Galanti and wife, Susan Z. Galanti; F. Peter Gersbacher and wife, Lola J. Gersbacher, co-trustees of the Gersbacher Family Trust UTA Dated November 12, 1992; and Rennaissance Properties, LTD, a Minnesota corporation

Davidson County DEEDWARR
Recvd: 06/30/08 13:59 21 p
Fees:108.00 Taxes:14060.00

20080630-0067263

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
AMS I Nashville Investment Management, LLC Attn: Equity Based Services 5005 Texas St. Suite 105 San Diego, CA 92108	Same	Map 161, Parcel 243.00 Map 161, Parcel 279.00

STATE OF _____)
COUNTY OF _____)

The actual consideration for this transfer is $3,800,000.00.

_____
Affiant

Sworn to and subscribed before me, this ____ day of June, 2008.

_____
Notary Public

My Commission Expires:_____

See Attached

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this

20th day of June, 2008, by
Date Month Year

(1) Luke V. McCarthy,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(and

(2) _____,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Debbie Louise Austin
Signature of Notary Public

DEBBIE LOUISE AUSTIN
COMM. # 1709880
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP DEC. 10, 2010

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Silo Storage, L.L.C., an Arizona limited liability company; Mary Lois Warnacutt co-trustee and Rober Warnacutt, co-trustee, of the Testamentary Trust of Lois Warnacutt; Walter J. Selby, III, trustee of the Walter J. Selby, III, Living Trust; Jeffrey R. Galanti and wife, Susan Z. Galanti; F. Peter Gersbacher and wife, Lola J. Gersbacher, co-trustees of the Gersbacher Family Trust UTA Dated November 12, 1992; and Rennaissance Properties, LTD, a Minnesota corporation** (collectively, the "Seller") by these presents do transfer, sell and convey unto **AMS I Nashville Investments, LLC, a Delaware limited liability company** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon. Seller represents and warrants to Buyer that Seller is transferring 100% of the undivided ownership interest in the property.

The above-referenced property is conveyed subject to all matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 425 Swiss Avenue, Nashville, Davidson County Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 26 day of June, 2008.

[SIGNATURES FOLLOW]

SELLERS:

Silo Storage, L.L.C., an Arizona limited liability company

By _____
Luke McCarthy, Manager

_____
Mary Lois Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust

_____
Jeffrey R. Galanti

_____
Susan Z. Galanti

_____
F. Peter Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

SELLERS:

Silo Storage, L.L.C., an Arizona limited liability company

By: Evergreen Development, LLC, a California limited liability company, its Manager

By: MacWest Capital Corp., a Nevada Corporation, its Manager

By: _____
Luke McCarthy, President

By _____
Luke McCarthy, Manager

Mary Lois Warnacutt Co-Trustee
Mary Lois Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

Robert Warnacutt, Co-Trustee
Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust

_____
Jeffrey R. Galanti

_____
Susan Z. Galanti

_____
F. Perter Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

SELLERS:

Silo Storage, L.L.C., an Arizona limited liability company

By: Evergreen Development, LLC, a California limited liability company, its Manager

By: MacWest Capital Corp., a Nevada Corporation, its Manager

By: _____
Luke McCarthy, President

By _____
Luke McCarthy, Manager

_____
Mary Lois Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust

_____
Jeffrey R. Galanti

_____
Susan Z. Galanti

_____
F. Perter Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

SELLERS:

Silo Storage, L.L.C., an Arizona limited liability company

By: Evergreen Development, LLC, a California limited liability company, its Manager

By: MacWest Capital Corp., a Nevada Corporation, its Manager

By:_____
Luke McCarthy, President

By_____
Luke McCarthy, Manager

_____
Mary Lois Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust

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Jeffrey R. Galanti

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Susan Z. Galanti

_____
F. Perter Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

SELLERS:

Silo Storage, L.L.C., an Arizona limited liability company

By: Evergreen Development, LLC, a California limited liability company, its Manager

By: MacWest Capital Corp., a Nevada Corporation, its Manager

By: _____
Luke McCarthy, President

By _____
Luke McCarthy, Manager

_____
Mary Lois Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust

_____
Jeffrey R. Galanti

_____
Susan Z. Galanti

_____
F. Perter Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

SELLERS:

Silo Storage, L.L.C., an Arizona limited liability company

By_____
Luke McCarthy, Manager

_____
Mary Lois Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Robert Warnacutt, co-trustee of the Testamentary Trust of Lois Warnacutt

_____
Walter J. Selby, III, trustee of the Walter J. Selby, III Living Trust

_____
Jeffrey R. Galanti

_____
Susan Z. Galanti

F. Peter Gusbacher
F. Peter Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

F. Peter Gusbacher 6.....

Lola J. Gersbacher

Lola J. Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

Lola J. Gersbacher 6-19-08

Rennaissance Properties, LTD, a Minnesota corporation

By:_____

Name_____

Title:_____

Lola J. Gersbacher, co-trustee of the Gersbacher Family Trust UTA Dated November 12, 1992

Rennaissance Properties, LTD, a Minnesota corporation

By: Daniel C Parten
Name Daniel C Parten
Title: President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles }

On June 17, 2008 (Date) before me, Debbie Louise Austin, Notary, (Here Insert Name and Title of the Officer)

personally appeared Luke V. McCarthy (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Debbie Louise Austin (Signature of Notary Public)

DEBBIE LOUISE AUSTIN
COMM. # 1709880
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM EXP. DEC. 10, 2010

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: 11

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Luke V. McCarthy
☒ Corporate Officer — Title(s): Manager
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: Silver Storage LLC

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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State of _____)
) ss.
County of _____)

On _____, 2008, before me, _____, Notary Public, personally appeared **Luke McCarthy**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

_____
SIGNATURE OF NOTARY

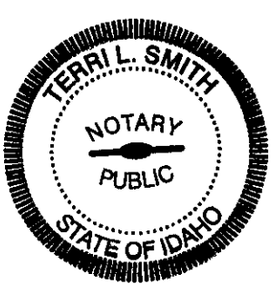
State of Idaho)
) ss.
County of Kootenai)

On 16th June 2008, before me, Terri Smith, Notary Public, personally appeared **Mary Lois Warnacutt**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of ~~California~~ Idaho that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Terri L. Smith
SIGNATURE OF NOTARY
exp. 08-04-2011



State of Idaho)
) ss.
County of Kootenai)

On 16th June, 2008, before me, Terri Smith, Notary Public, personally appeared **Robert Warnacutt**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument Idaho
I certified under PENALTY OF PERJURY under the laws of the State of ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

TERRI L. SMITH NOTARY PUBLIC STATE OF IDAHO

Terri L. Smith
SIGNATURE OF NOTARY
exp. 08-04-2011

State of _____)
) ss.
County of _____)

On _____, 2008, before me, _____, Notary Public, personally appeared **Walter J. Selby, III**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

_____
SIGNATURE OF NOTARY

State of _____)
) ss.
County of _____)

On _____, 2008, before me, _____, Notary Public, personally appeared **Robert Warnacutt**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

_____
SIGNATURE OF NOTARY

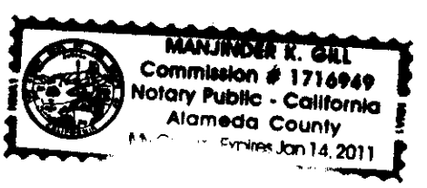
State of California)
) ss.
County of Contra Costa)

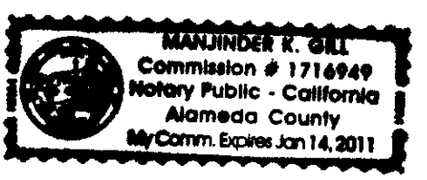
On June 14, 2008, before me, Manjinder K Gill, Notary Public, personally appeared **Walter J. Selby, III**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Manjinder K Gill
SIGNATURE OF NOTARY





State of California)
) ss.
County of Contra Costa)

On June 13th, 2008, before me, H. KIANI, Notary Public, personally appeared **Jeffrey R. Galanti**, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

H. KIANI
COMM. # 1767308
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP OCT 8, 2011

SIGNATURE OF NOTARY

State of _____)
) ss.
County of _____)

On _____, 2008, before me, _____, Notary Public, personally appeared **Susan Z. Galanti**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

SIGNATURE OF NOTARY

State of _____)
) ss.
County of _____)

On _____, 2008, before me, _____, Notary Public, personally appeared **Jeffrey R. Galanti**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

_____
SIGNATURE OF NOTARY

State of California)
) ss.
County of Contra Costa)

On June 13th, 2008, before me, H. KIANI, Notary Public, personally appeared **Susan R. Galanti**, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.
I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

_____
SIGNATURE OF NOTARY



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange

On 6/19/08 (Date) before me, Rui Juan Wu (Notary Public) (Here Insert Name and Title of the Officer),

personally appeared Frank Peter Gersbacher, Lola Jean Gersbacher (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RUI JUAN WU
Commission # 1715242
Notary Public - California
Orange County
My Comm. Expires Jan 7, 2011

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed.

Document Date: 6/19/08 Number of Pages: 5 pgs

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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State of Colorado)
) ss.
County of Jefferson)

On June 14, 2008, before me, Zachary Nichols, Notary Public, personally appeared Daniel C Parten, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certified under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

ZACHARY NICHOLS NOTARY PUBLIC STATE OF COLORADO

SIGNATURE OF NOTARY

My Commission Expires
September 06, 2010

EXHIBIT A

PROPERTY DESCRIPTION

Tract I

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 2, as shown on the plat of Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190, page R.O.D.C. to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Silo Storage L.L.C., of record in Book 10814, page 420, and Instrument No. 200505130054124, in the Register's Office of Davidson County, Tennessee; and conveyed to Mary Lois Warnacutt, co-trustee and Robert Warnacutt, co-trustee of record in Book 11714, page 141, in said Register's Office; and conveyed to Walter J. Selby III, Trustee of the Walter J. Selby III, Living Trust of record in Instrument No. 199912300308942, in said Register's Office, and conveyed to Jeffrey R. Galanti and Susan Z. Galanti of record in Instrument No. 200002100013710, in said Register's Office; and conveyed to F. Peter Gersbacher and Lola J. Gersbacher, co-trustees of the Gersbacher Family Trust UTA Dated November 12, 1992, of record in Instrument No. 200006130059028, in said Register's Office; conveyed to Renaissance Properties, LTD of record in Instrument No. 200006200061518, in said Register's Office.

Together with rights benefiting the land as contained in that certain Access Easement and Agreement of record in Book 11368, page 27, Register's Office for Davidson County, Tennessee.

Tract II

Being a parcel of land in the First Civil District, Thirty-Second Councilmanic District, Nashville, Davidson County, Tennessee, said property being Lot No. 5, as shown on the plat of Resubdivision of Lot 2, Hickory Commercial Park, Section One of record in Plat Book 11190, page 29, R.O.D.C. to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Silo Storage, L.L.C., an Arizona limited liability company; Mary Lois Warnacutt co-trustee and Rober Warnacutt, co-trustee, of the Testamentary Trust of Lois Warnacutt; Walter J. Selby, III, Living Trust; Jeffrey R. Galanti and wife, Susan Z. Galanti; F. Peter Gersbacher and wife, Lola J. Gersbacher, co-trustees of the Gersbacher Family Trust UTA Dated November 12, 1992; and Rennaissance Properties, LTD, a Minnesota corporation of record in Instrument No 20080630-0067262, in said Register's Office.

EXHIBIT B

1. Taxes for the year 2008, a lien, which are not yet due and payable.

2. All matters as shown on the plat of record in Plat Book 1190, page 29, in the Register's Office for Davidson County, Tennessee.

3. Access Easement and Agreement of record in Book 11368, page 27, in the Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 10950, page 304, in the Register's Office of Davidson County, Tennessee.

5. Any facts, rights, interests, or claims that may exist or arise by reason of the any of the matters disclosed by a survey prepared by R. Scott Barrett, RLS No. 2473, The Matthews Company, dated March 26, 2008.