THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	OWNER/RESPONSIBLE TAXPAYER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:
Jeannine T. Bishop, Esquire Morgan, Lewis & Bockius LLP 1701 Market Street Philadelphia, PA 19103	U-Store-It, L.P. 460 E. Swedesford Road Suite 3000 Wayne, PA 19087 Tax Parcel: 106-16-0-051.00 Tax Parcel: 107-13-0-160.00 Tax Parcel: 106-16-0-078.00	1058 Murfreesboro Rd. Nashville, TN 37217	460 E. Swedesford Road Suite 3000 Wayne, PA 19087

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of August 12, 2009, between **U-STORE-IT, L.P.**, a Delaware limited partnership, First Party, and **YSI-HART LIMITED PARTNERSHIP**, a Delaware limited partnership, Second Party:

W I T N E S S E T H

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described in Exhibit "A" attached hereto.

This being the same real estate conveyed to First Party by Special Warranty Deed of record at Instrument No. 20060123-0008246 in the Register's Office of Davidson County, Tennessee. The foregoing legal description was taken from the previous deed of record, no new boundary survey have been prepared in connection with this conveyance.

THIS CONVEYANCE is made subject to those matters set forth on Exhibit "B";

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE TO HOLD** the same unto the Second Party, its successors, representatives and assigns forever.

AND said First Party, for itself and its successors, representatives and assigns, does hereby covenant with said Second Party, its successors, representatives and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through or under the First Party; provided, however, this conveyance is made subject to the matters set forth herein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Signature and acknowledgement on following page]

BILL GARRETT, Davidson County
Trans:T20090057757 DEEDWARR
Recvd: 08/24/09 11:59 5 pgs
Fees:28.00 Taxes:14216.56
20090824-0079381

Witness:

Tamiko Glover

U-STORE-IT L.P.,
a Delaware limited partnership

By: U-Store-It Trust, a Maryland real estate investment trust, its general partner

By: _____
Name: Jeffrey P. Foster
Title: Senior Vice President, Chief Legal Officer and Secretary

[Acknowledgement on Following Page]

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Philadelphia

Personally appeared before me, Andrea M. Hughes, a Notary Public in and for said State and County duly commissioned and qualified, Jeffrey P. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of U-Store-It Trust, a Maryland real estate investment trust (the "Constituent"), general partner of U-STORE-IT, L.P., a Delaware limited partnership (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, at office, this 11th day of August, 2009.

Andrea M. Hughes
Notary Public

My Commission Expires:
4-27-2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Andrea M. Hughes, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Apr. 27, 2010
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,842,313, which amount is equal to or greater than the amount which is property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of August, 2009.

Andrea M. Hughes
Notary Public

My Commission Expires:
4-27-2010

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Andrea M. Hughes, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Apr. 27, 2010
Member, Pennsylvania Association of Notaries

EXHIBIT A

LEGAL DESCRIPTION

All that tract of land or parcel lying and being in Davidson County, Tennessee, being a part of Lots Nos. 11 and 12 on the map showing the Subdivision of H. W. Williams, as of record in Book 547, Page 63, Register's Office for said County and Lots No's 1 and 2 of Glenview Commercial Development on the Replat of Gower Center Lot 2 and Glenview Commercial Development Lots 1 and 2 as of record as Instrument No. 20040920-01113124, Register's Office for said County, also

Being a part of same property conveyed to JPG Murphreesboro R.D. II, L. P., a Delaware limited partnership by special Warranty Deed from SUSA Partnership, L. P., a Tennessee limited partnership, dated November 8, 2004, and recorded November 19, 2004, in Instrument No. 20041119-0138980, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Southern most corner of Lot 1 of Glenview Commercial Development on the Replat of Grover Center Lot 2 and Glenview Commercial Development Lots 1 and 2 as of record as Instrument #20040920-0113124, Register's Office of Davidson County, Tennessee, thence run South 48° 58' 24" East, for a distance of 4.29 feet to an iron pin; thence run South 35° 50' 44" West, for a distance of 188.23 feet to an iron pin; thence run North 50° 24' 08" West, for a distance of 174.10 feet to an iron pin; thence run North 42° 51' 51" East, for a distance of 189.53 feet to an iron pin; thence run North 50° 03' 12" West, for a distance of 190.71 feet to an iron pin; thence with a curve to the right (said curve having a radius of 643.40 feet, a chord length of 323.64 feet and a chord bearing of South 56° 06' 52" West) run for a distance of 327.15 feet to an iron pin; thence run North 69° 58' 41" East, for a distance of 191.90 feet to an iron pin; thence with a curve to the right (said curve having a radius of 120.00 feet, a chord length of 69.28 feet and a chord bearing of South 85° 45' 22" West) run for a distance of 70.28 feet to an iron pin; thence with a curve to the left (said curve having a radius of 60.00 feet, a chord length of 72.19 feet and a chord bearing of South 65° 33' 01" West) run for a distance of 77.46 feet to an iron pin; thence run North 82° 12' 21" West, for a distance of 47.86 feet to an iron pin; thence with a curve to the left (said curve having a radius of 190.00 feet, a chord length of 131.62 feet and a chord bearing of South 74° 42' 43" West) run for a distance of 134.40 feet to an iron pin; thence run North 54° 26' 42" East, for a distance of 43.33 feet to an iron pin; thence run North 12° 40' 23" West, for a distance of 8.72 feet to an iron pin; thence run South 01° 50' 54" East, for a distance of 301.44 feet to an iron pin; thence run South 64° 47' 21" West, for a distance of 215.91 feet to an iron pin; thence run South 64° 47' 21" West, for a distance of 64.50 feet to an iron pin; thence run South 66° 38' 56" West, for a distance of 175.42 feet to an iron pin; thence run South 65° 02' 17" West, for a distance of 138.33 feet to an iron pin, said pin being the True Point of Beginning.

Containing 278425.22 square feet or 6.39 acres.

Being the same property conveyed to U-Store-It, L.P., a Delaware limited partnership, by Special Warranty Deed from JPG Murfreesboro RD. II, L.P., a Delaware limited partnership, dated January 17, 2006 and recorded January 23, 2006 in Instrument Number 20060123-0008246, Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

Subject to the following:

1. The lien of taxes and assessments for the year 2009 and subsequent years;

2. Taxes or special assessments that are shown as existing liens by the public records;

3. Matters that would be shown by an accurate survey and inspection of the property; and

4. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.