Davidson County DEEDQC
Recvd: 11/27/12 08:57 5 pgs
Fees:27.00 Taxes:0.00
20121127-0108590

Reserved for Recorder's Officer

AFTER RECORDING RETURN TO:
Jeffrey P. Foster
CubeSmart
460 E. Swedesford Road, Suite 3000
Wayne, Pennsylvania 19087

Prepared by:
Jeffrey P. Foster
CubeSmart
460 E. Swedesford Road, Suite 3000
Wayne, Pennsylvania 19087

Address of New Owner:

CubeSmart, L.P.
460 E. Swedesford Road, Suite 3000
Wayne, Pennsylvania 19087

Send Tax Bills To:

CubeSmart, L.P.
460 E. Swedesford Road, Suite 3000
Wayne, Pennsylvania 19087

Tax Map and Parcel No.
106-16-0-051.00
107-13-0-160.00
106-16-0-078.00

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER The actual consideration for this transfer is $10.00

Affiant _____

Subscribed and sworn to before me this the 14TH day of NOVEMBER, 2012.

(Affix Seal) *Notary Public* _____

My commission expires: 11/15/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brianne Jackson, Notary Public
Richland Twp., Bucks County
My Commission Expires Nov. 15, 2013
Member, Pennsylvania Association of Notaries

QUITCLAIM DEED

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

YSI-HART LIMITED PARTNERSHIP LLC, a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has QUITCLAIMED and CONVEYED and does hereby QUITCLAIM and CONVEY unto **CUBESMART, L.P.**, a Delaware limited partnership ("Grantee"), in fee simple, Grantee's successors and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This is improved property known as 1058 Murfreesboro Road, Nashville, Tennessee 37217.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

By acceptance of this Quitclaim Deed, Grantee agrees to and accepts all of the foregoing matters.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be executed on the date set forth in the acknowledgement attached hereto to be effective as of the 14 day of November, 2012.

YSI-HART LIMITED PARTNERSHIP LLC,
a Delaware limited partnership

By: YSI Venture GP LLC
a Delaware limited liability company, its general partner

By: _____
Name: Jeffrey P. Foster
Title: Vice President

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CHESTER)

Before me, the undersigned authority, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Jeffrey P. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President, of YSI Venture GP LLC, a Delaware limited liability company, the general partner of YSI-HART LIMITED PARTNERSHIP LLC, a Delaware limited partnership, the within named bargainor, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as such officer.

WITNESS my hand and seal at office, on this the 14TH day of NOVEMBER, 2012.

[Affix Notarial Seal]

_____
Notary Public
My commission expires 11/15/13

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brianne Jackson, Notary Public
Richland Twp., Bucks County
My Commission Expires Nov. 15, 2013
Member, Pennsylvania Association of Notaries

Grantor's Contact Information:
CubeSmart, L.P.
460 E. Swedesford Road, Suite 3000
Wayne, Pennsylvania 19087

EXHIBIT A

Legal Description

All that tract or parcel of land 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 Land, as of record in Book 547, Page 63, Register's Office for said County and Lots Nos. 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. 20040920-0113124, Register's Office for said County.

Being more particularly described pursuant to ALTA/ACSM Land Title Survey, Prepared by Derek L. Harvel Tennessee Registered Land Surveyor No. 2129, Harvel & Associates, Inc., dated July 21,2009, last revised July 24,2009, Network Project No. 20090097, Surveyor's Job No. 09061 as follows:

Beginning at a point on the Southern most corner of Lot 1 Glenview Commercial Development on the Replat of Gower 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 deg. 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 deg. 03' 12" East, 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 degrees 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 278,425.22 square feet or 6.39 acres.

Being the same property conveyed to YSI-HART LIMITED PARTNERSHIP LLC, a Delaware limited partnership, by Special Warranty Deed from U-Store-It, L.P., a Delaware limited partnership, dated August 12, 2009, and recorded on August 24, 2009, as Instrument No. 20090824-0079381, Davidson County, Tennessee.

Tax Parcel No.: 106-16-0-051.00, 107-13-0-160.00, 106-16-0-078.00

True Copy Certification

I, Corrina M. Connors, 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.

Corrina M Connors
Signature

Commonwealth
~~State~~ of Pennsylvania

County of Chester

Personally appeared before me, Susan Wagner Kane [~~Name of Notary~~], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Susan Wagner Kane
Notary's Signature

My Commission Expires: Mar 9, 2014
Notary' Seal (if on paper)

NOTARIAL SEAL
SUSAN WAGNER KANE
Notary Public
RADNOR TWP, DELAWARE COUNTY
My Commission Expires Mar 9, 2014