Davidson County DEEDQC
Recvd: 11/27/12 09:00 5 pgs
Fees:27.00 Taxes:0.00
20121127-0108591

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.
96-01-141.00

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.

Notary Public _____ *(Affix Seal)*

My commission expires: 11.5.13

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 2825 Lebanon Pike, Nashville, Tennessee.

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

Land located in the 2nd Civil District of Davidson County, Tennessee, being One Lot Subdivision for Founders Security Life Insurance Company of record in Book 5190, page 149, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the south right of way of Lebanon Pike, U.S. Highway 70W, State Route24 (70-foot right of way) that is 640 feet, more or less, east of the centerline of Donelson Pike; said iron pin also being the northeast property corner of a tract of land conveyed to 2821 Lebanon Joint Venture by deed of record in Book 7624, page 669, RODC, Tennessee thence, Eastwardly with said right of way line and a 512.56 foot radius curve to the left, a distance of 48.46 feet to an existing iron pin; said curve has a chord bearing and distance of S 83 deg. 31 min. 58 sec. E, 48.44 feet; said iron pin being the northwest property corner of a tract of land conveyed to Howard W. Young, et al by deed of record in Book 6115, page 860, and Book 6079, page 630, RODC, Tennessee; thence, leaving said right of way line, with Young's south, S 02 deg. 38 min. 53 sec., W, 291.57 feet to an iron pin set at Young's southwest corner; thence, with Young's south line, S 83 deg. 17 min. 00 sec. E, 55.29 feet to a set iron pin; thence, continuing with Young's south line, S 71 deg. 48 min. 50 sec., E, 9.98 feet to an existing iron pin; thence, continuing with Young's south line, S 83 deg. 17 min. 12 sec., E, 113.92 feet to an iron pin set at Young's southeast corner, said iron pin being on the west line of a 15-foot strip claimed by CSX Transportation Inc., as an access; thence, with said CSX west line S 05 deg. 16 min. 06 sec., W, 552.65 feet to an existing iron pin on the north right of way line of CSX Transportation, Inc., (Old Seaboard Railroad); thence, with said north right of way line, N 63 deg. 45 min. 45 sec., West, 394.96 feet; to an existing iron pin at the southwest corner of tract of land conveyed to CBC Limited by deed of record in Book 7101, Page 150, RODC, Tennessee; thence, with the east line of CBC Limited, N 06 deg. 44 min. 43 sec. E, 424.01 feet to an iron pin set at the southwest corner of said 2821 Lebanon Joint Venture tract; thence, with the south line of said tract, S 85 deg. 06 min. 40 sec. E, 115.45 feet to an existing iron pin at the southeast corner of said tract; thence, with the cast line of said tract, N 05 deg. 37 min. 37 sec. E, 285.54 feet to the point of beginning; containing 194324.61 square feet or 4.46 acres more or less.

Together with Easement Rights contained in Drive Way and Water Line Easement along the north part of the land, between Alan L. Saturn and Mark A. Parrish, dated July 19, 1985, in Book 6610, Page 985, Register's Office of Davidson County, Tennessee.

Together with Easements granted to SUSA-TN, L.L.C. by Joy H. Young, Percy C. Young and wife, Mary Ann Young, recorded September 24,2001, in Instrument No. 20010925-0103466 aforesaid records

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. 20090824-0079379, Davidson County, Tennessee.

Tax Parcel No.: 96-01-141.00

True Copy Certification

I, Corina 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.

Corina M Connors
Signature

Commonwealth
~~State~~ of Pennsylvania

County of Chester

Personally appeared before me, ~~[Name of Notary]~~ Susan Wagner Kane, 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