SPECIAL WARRANTY DEED

FROM:	K/H - Nashville, LLC	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	Iron Mountain Information Management, LLC	150 3rd Avenue South, Suite 1100 Nashville, TN 37201

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Iron Mountain Information Management, LLC 745 Atlantic Avenue Boston, MA 02111	Same	Map 60, Parcel 22

BILL GARRETT, Davidson County
Trans: T20120096426 DEEDWARRSP
Recvd: 12/17/12 15:39 4 pgs
Fees: 23.00 Taxes: 16431.49
20121217-0116215

STATE OF Massachusetts)
COUNTY OF Suffolk)

The actual consideration for this transfer is $4,440,944.45.

Affiant

Sworn to and subscribed before me, this 13th day of December, 2012.

Notary Public

My Commission Expires: March 12, 2015

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, **K/H - Nashville, LLC, a Missouri limited liability company** (the "Seller") by these presents does transfer, sell and convey unto **Iron Mountain Information Management, LLC, a Delaware limited liability company** (the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

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

This improved property located 101 Fernco Drive, Nashville, Davidson County, Tennessee, 37207.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant 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 by, through or under Seller, but not 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 Special Warranty Deed to be executed effective as of the 11th day of December, 2012.

SELLER: **K/H - Nashville, LLC,**
a Missouri limited liability company

By: _____

Title: John DeHardt, Manager

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared John DeHardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be manager of K/H -- Nashville, LLC, a Missouri limited liability company, the within named bargainor, and that he/she as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as manager.

Witness my hand and seal at office in Kansas City, Missouri, this 13th day of December, 2012.

_____
Notary Public

My Commission Expires: Sept 30, 2015

JOCELYN B. RIVARD
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Sept. 30, 2015
Commission # 11418398

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of Budig Realty Subdivision, as of record in Instrument No. 20020815-0098936, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Fernco Drive and the westerly right-of-way line of Brick Church Pike;

Thence leaving the southerly right-of-way line of Fernco Drive, with the westerly right-of-way line of Brick Church Pike, South 07 deg. 54 min. 08 sec. East, 382.40 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 182.03 feet, the central angle of which is 07 deg. 04 min. 26 sec. the radius of which is 1474.39 feet, the chord of which is South 11 deg. 26 min. 21 sec. East, 181.91 feet to an existing iron rod, at a corner common with the property of Dillard Investments, L.P., as of record in Instrument Number 20011221-0141456, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Brick Church Pike, with the northerly property line of Dillard Investments, L.P., South 88 deg. 22 min. 21 sec. West, 612.38 feet to an existing iron rod, at a corner common with Lot 2 of the said Budig Realty Subdivision, also being the property of Budig Realty, LLC, as of record in Deed Book 20000921-0094069, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of said Lot 2, North 01 deg. 37 min. 39 sec. West, 527.50 feet to an existing iron rod, in the southerly right-of-way line of Fernco Drive;

Thence with the southerly right-of-way line of Fernco Drive, with a curve to the left, along an arc length of 57.60 feet, the central angle of which is 53 deg. 39 min. 48 sec., the radius of which is 61.50 feet, the chord of which is North 61 deg. 32 min. 26 sec. East, 55.52 feet to an "X" in concrete;

Thence with a curve to the right, along an arc length of 85.55 feet, the central angle of which is 54 deg. 09 min. 35 sec., the radius of which is 90.50 feet, the chord of which is North 61 deg. 47 min. 20 sec. East, 82.40 feet to an "X" in concrete;

Thence North 88 deg. 52 min. 07 sec. East, 386.81 feet to an "X" in concrete;

Thence with a curve to the right, along an arc length of 43.58 feet, the central angle of which is 83 deg. 13 min. 45 sec., the radius of which is 30.00 feet, the chord of which is South 49 deg. 31 min. 00 sec. East, 39.85 feet to the POINT OF BEGINNING. Containing 331,481 square feet or 7.610 acres, more or less, as described by survey dated April 16, 2007, prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc.

Being the same property conveyed to K/H-Nashville, LLC, a Missouri limited liability company, by deed of record as Instrument No. 20070604-0066455, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year of 2012 a lien, due and payable, but not delinquent.

2. All matters shown on Plat recorded in Instrument No 2002815-0098936 in the Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Instrument No. 20020508-0056806 and Instrument No. 20020508-006807, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to The Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20070928-0115561, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances to The Metropolitan Government of Nashville and Davidson County, recorded as Instrument No. 20070928-0115582, said Register's Office.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee, recorded as Instrument No. 20070928-0115625, said Register's Office.