THIS INSTRUMENT PREPARED BY:
Ashley S. Rudy, Esq.
Grace & Rudy, GP
1019 16th Avenue South
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever
is greater, for this transfer is
$2,300,000.00.

BILL GARRETT, Davidson County
Trans:T20130036168 DEEDWARR
Recvd: 05/01/13 14:43 3 pgs
Fees:18.00 Taxes:8510.00
20130501-0043816

Affiant

SUBSCRIBED AND SWORN to before me
this 1 day of May, 2013.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/18/16

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nashville Storage, GP 4611 Nolensville Pike Nashville, Tennessee 37211	SAME	Map: 147-11 Parcel: 39

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, PNL Storage, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Nashville Storage, GP, a Tennessee general partnership, ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

EXHIBIT "A"

Being a tract of land lying totally in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, bounded on the North by Nolensville Road, on the East by the Mid-Tenn Retail, Ltd., and the W.B. Thompson and A.E. Pleming Properties, on the South by the Squire Pratt, Jr. property, and on the West by the Frank Pratt & Phillip Pratt property, and being more particularly described as follows:□□Beginning at an iron pin set this survey in the Southern right of way of Nolensville Road, said pin being the Northeast corner of the Frank Pratt & Phillip Pratt property as described in Will Book 0076, Page 398, Register's Office for Davidson County, Tennessee, said pin also being the Northwest corner of the herein described tract; thence with the Southern right of way of Nolensville Road the two following calls: S 52 deg. 27' 08" East 247.07 feet to a point, and S 51 deg. 57' 05" East 183.79 feet to an iron pin set this survey, said pin being the Northwest corner of the Mid-Tenn Retail, Ltd. Property as recorded in Book 6721, Page 318, said Register's Office, and the Northeast corner of the herein described tract; thence leaving the road, and with an unmarked line S 41 deg. 54' 35" West 236.15 feet to an iron pin found this survey, said pin being the Southwest corner of said Mid-Tenn Retail, Ltd. Property and in the North line of the W.B. Thompson and A.E. Pleming property as described in Book 3572, Page 140, said Register's Office; thence leaving Mid-Tenn Retail, Ltd. Property and with the North line of W.B. Thompson and A.E. Pleming property with a curve to the left having a radius of 2190.98 feet, a length of 87.68 feet, a delta of 02 deg. 17' 34", a chord bearing of N 51 deg. 41' 05" West, and a chord length of 87.67 feet to an iron pin found this survey; thence with an old fence line being the West line of W.B. Thompson and A.E. Pleming property S 09 deg. 03' 35" West 279.98 feet to an iron pin set this survey, said pin being the Northeast corner of the Squire Pratt, Jr. property as described in Book 1041, Page 187, said Register's Office, and the Southeast corner of the herein described tract; thence leaving W.B. Thompson and A.E. Pleming property and with an old fence line being the North line of the Squire Pratt, Jr. property N 65 deg. 26' 14" West 317.68 feet to an old fence corner post found this survey, said post being the Southeast corner of the said Frank Pratt and Phillip Pratt property; thence with an old fence line being the East line of Frank Pratt and Phillip Pratt property N 22 deg. 27' 23" East 573.12 feet to the point of beginning and containing 4.047 acres, more or less as surveyed by F.W. & Associates, Inc. in March, 1996, and by Jeffery N. Lucas, PLS, 804 Stoneridge Drive, Helena, Alabama 35080, as shown on a survey entitled "Derby Self-Storage" last revised March 25, 2003 (Project No. 03-0308).

Being the same property conveyed to PNL Storage, LLC, a Delaware limited liability company by Special Warranty Deed from SC Realty, LLC, a Delaware limited liability company, recorded on the 28th day of March, 2003 in Instrument No. 20030328-0041407, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30 day of April, 2013.

GRANTOR:

PNL Storage, LLC, A Tennessee Limited Liability Company

By: Joan Mayer
Name: Authorized Member JOAN Mayer
Title: Authorized Member
Date: 04-30-13

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me, a notary public in and for said State and County, duly commissioned and qualified, JOAN Mayer, the Authorized Member of PNL Storage LLC, with whom I am personally acquainted, or who proved to me to be on the basis of satisfactory evidence, and who acknowledged that he executed the above instrument for the purposes therein contained, and who further acknowledged that JOAN Mayer is the Authorized Member of PNL Storage LLC, that he is authorized to execute this instrument on behalf of the PNL Storage LLC

Witness my hand and Notarial Seal at office this 30 day of APRIL, 2013.

Vernon L. Goodman
Notary Public

My Commission Expires:

VERNON L. GOODMAN
Notary Public, State of Texas
My Commission Expires
October 07, 2014