Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
Butler Snow LLP Attention: Geoffrey Hirsch 6075 Poplar Avenue, Suite 500 Memphis, TN 38119 (901) 680-7200	PSI Atlantic Nashville TN, LLC Attention: James G. Williams 530 Oak Court Drive, Suite 185 Memphis, TN 38117	5916 Robertson Avenue Nashville, TN 37209	Map: 91-9, Parcel 45

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 6th day of November, 2014, by and between **JM ASSETS, LP**, a Nevada limited partnership (hereinafter referred to as "Grantor"), and **PSI ATLANTIC NASHVILLE TN, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of Grantor's right, title, and interest in and to that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

BILL GARRETT, Davidson County
Trans:T20140084195 DEEDWARRSP
Recvd: 11/07/14 10:45 5 pgs
Fees:28.00 Taxes:9482.18
20141107-0103032

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

JM ASSETS, LP

By: A-A-A Storage, LLC
Its: General Partner

By: _____
John Muhich, President

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 6th day of November, 2014, by John Muhich, President of A-A-A Storage, LLC, a Texas limited liability company, general partner of JM Assets, LP, a Nevada limited partnership, on its behalf.

_____
Notary Public - STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
KIMBERLY LOWE
My Commission Expires
September 10, 2018

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 Five Million Twenty-Five Thousand and NO/100 Dollars ($2,562,750.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of NOVEMBER, 2014.

Notary Public - STATE OF TEXAS

My Commission Expires:_____

KIMBERLY LOWE
My Commission Expires
September 10, 2018

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description of Real Estate

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Final Plat of Westover Subdivision Duluth Avenue, as shown on plat of record in Instrument No. 20010119-0005939, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a 51% undivided interest in a portion of the property conveyed to A-A-A Storage Briley at Robertson, LP, a Texas limited partnership in Instrument No. 20010323-0028269, in the Register's Office for Davidson County, Tennessee, and being the same property in which A-A-A Storage Briley at Robertson, LP conveyed a 51% undivided interest to JM Assets, LP pursuant to Quit Claim Deed of record in Instrument No. 20141023-0097805 in the aforesaid Register's Office.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. The rights or claims of parties in possession not shown by the public records.

2. Liability for taxes assessed by correction or supplemental assessment if improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires such supplement assessment for the year in which improvements are completed.

3. Taxes or special assessments which are not shown as existing liens by the public records.

4. Davidson County taxes for the year 2014, a lien, but not yet delinquent.

5. Following matters shown on the plan of record as instrument number 200101190005939, Register's Office of Davidson County, Tennessee: (a) overhead power line; (b) sanitary sewer lines; (c) billboard sign.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in book 4067, page 864, Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in book 4108, page 640, Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in book 4166, page 26, Register's Office of Davidson County, Tennessee.

9. Dedication of Perpetual Easements of record as instrument no. 200103010019384, Register's Office of Davidson County, Tennessee, as shown on survey of the property prepared by Robert Bannerman, RLS no. 14-0161, site no. 1, dated September 17, 2014, and last revised _____, 2014 (the "Survey").

10. Joint Cost of Installation and Maintenance Agreement of record as instrument no. 200103010019387, Register's Office of Davidson County, Tennessee.

11. Chain link fence encroaching onto the adjacent property, as shown on the Survey.