Prepared by & return after recording:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No.:
The Law Office of Kim Lowe, PC 3307 Northland Drive, Suite 175, Austin, Texas 78731	A-A-A Storage, LLC 4203 Spinnaker Cove Austin, Texas 78731	3300 John Mallette Dr Nashville, TN 37218	069 16 0 037.00

697116-1 KJC

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, A-A-A STORAGE BORDEAUX, L.P., a Texas limited partnership ("Grantor") does hereby quitclaim and convey a **47.2527% UNDIVIDED INTEREST** of its right, title and interest to, JM ASSETS, LP, a Nevada limited partnership ("Grantee"), its successors and assigns, in the following described real property located, situated and being in Davidson County, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT "A"

The aforesaid real estate being the same real estate conveyed to Grantor by the J. MUHICH ASSET TRUST, JOHN S. MUHICH, Executive Trustee of record in Instrument No. 20011229014453 the Register's Office of Davidson County, Tennessee.

EFFECTIVE DATE: DECEMBER 31, 2014

Davidson County DEEDQC
Recvd: 12/29/14 12:22 5 pgs
Fees:27.00 Taxes:0.00
20141229-0118418

GRANTOR:

A-A-A STORAGE BORDEAUX,
L.P., a Tennessee limited partnership

By: A-A-A STORAGE, LLC, a Texas limited liability company,
its General Partner

By: _____
JOHN MUHICH, PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared John Muhich, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of A-A-A STORAGE BORDEAUX, L.P., a Texas limited partnership, acting in its capacity as the General Partner of A-A-A STORAGE, LLC, a Texas limited liability company, the within named Grantor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such President. Witness my hand and seal this 26 day of December 2014.

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

_____
NOTARY PUBLIC

AFFIDAVIT OF VALUE

I 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 $ ZERO, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

A-A-A STORAGE BORDEAUX,
L.P., a Texas limited partnership

By: A-A-A STORAGE, LLC, a Texas
limited liability company, its General Partner

By: _____
JOHN MUHICH, PRESIDENT

Subscribed and sworn to before me this 26 day of December, 2014.

KIMBERLY LOWE
My Commission Expires
September 10, 2018

_____
Notary Public – State of Texas

TRACT 1

Land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Consolidation Plat Bordeaux Shopping Center of record as Instrument No. 200103060021022, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A-A-A Storage Bordeaux, L.P., a Texas Limited Partnership, by Deed from John S. Muhich, Executive Trustee of the J. Muhich Asset Trust, of record in Instrument No. 200112290144453, Register's Office for Davidson County, Tennessee.

Said property also described as:

Land in Davidson County, Tennessee, beginning at an iron pin on the Northerly margin of North Hydes Ferry Road and the Southwestern corner of the Major property, as of record in Book 8195, page 385, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1)Thence along North Hydes Ferry Road, N 87 deg. 49' 05" W, 202.00 feet to an iron pin;
(2) Thence leaving North Hydes Ferry Road, with a curve to the right, having a Central Angle of 129 deg. 04' 05", a radius of 15.00 feet and an Arc length of 33.79 feet to an iron pin,
(3) Thence along Manchester Avenue, N 41 deg. 15' 00" E, 259.30 feet to a pipe;
(4) Thence leaving Manchester Avenue, S 76 deg. 37' 29" W, 50.44 feet to a pipe;
(5) Thence S 01 deg. 59' 06" W, 215.99 feet to the point of beginning, containing 31,192.95 spare feet or 0.716 acres more or less.

TRACT 2

Beginning on the northerly margin of Hydes Ferry Pike, 233.5 feet east of the northeast intersection of said Pike and Manchester Avenue, said pint also being the southwest corner of the property conveyed to Albert Shelia Friedman and wife, by deed from Guy Hatley and wife, of record in Book 1404, page 429, Register's Office for said County; thence with Friedman's west line, northwardly 220.2 feet to the south line of the property conveyed to Attrell C. Burns and wife, by deed from Guy Hatley and wife, of record 1194 page 492, said Register's Office; thence with Burn's south line, westwardly to the east margin of Manchester Avenue; thence with the east margin of said Avenue, southwestwardly 290.8 feet to the north margin of Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 233.5 feet to the beginning.

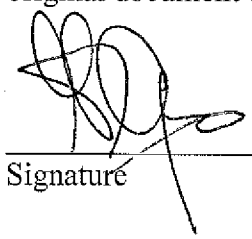
Being the same property conveyed to AAA Storage Bordeaux, L.P., a Tennessee limited partnership, by Deed from Gladys Marie Whitehorn Jones, unmarried, of record in Instrument No. 20020115000601 2, Register's Office for Davidson County, Tennessee.

Being certain real property located in Davidson County, Tennessee, entitled First Revision Consolidation Plat Bordeaux Shopping Center as of record in Instrument No. 20010306-0021022, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin, said pin being a corner of the property herein described and a corner Norfleet, thence with the line of Norfleet N 85 deg. 03' 08" W 60.46 feet to an iron pin located in the Southeastern Right of Way of Manchester Ave. thence with said Right of Way N 41 deg. 08' 41" E 112.51 feet to an iron pin, said pin being in the line of the Dialysis Clinic and in the Southeastern Right of Way of Manchester Ave. thence with the line of the Dialysis Clinic S 54 deg. 04' 04" E 263.63 feet to a point, said point being a corner of Philip Disser, thence with the line of Disser S 54 deg. 04' 04" E 99.76 feet to an iron pin, said pin being in the line of Commerce Bank and a corner of Disser, thence with the line of Commerce Bank S 04 deg. 54' 24" E 28.08 feet to a point, said point being a corner of Commerce Bank and a corner of Crook and Associates, thence with the line of Crook and Associates S 04 deg. 54' 24" W 161.71 feet to an iron pin, S 88 deg. 11' 31" E 72.42 feet to a iron pin, S 04 deg. 33' 08" W 156.53 feet to a PK nail set at the beginning of a curve deflecting to the left, said curve having a radius of 25.01 and a central angle of 91 deg. 27' 41" and a chord bearing and distance of S 04 deg. 09' 56" E 35.82 feet, thence with the arc of said curve 39.92 feet to a iron pin located in the Northeastern right of way of North Hydes Ferry Road, thence with said Right of Way N 53 deg. 15' 39" W 85.39 feet to a point N 58 deg. 05' 58" W 139.07 feet to an iron pin, N 63 deg. 24' 47" W 96.87 feet to an iron pin, said pin being a corner of Major and located in the Northeastern Right of Way of North Hydes Ferry Road, thence leaving said Right of Way with the line of Major N 02 deg. 25' 15" E 199.06 feet to an iron pin, said pin being a corner of Norfleet N 00 deg. 21' 30" W 102.21 feet to the point of beginning and containing 2.70 acres more or less.

True Copy Certification

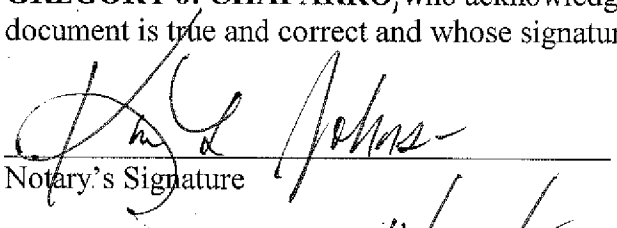
I, **GREGORY J. CHAPARRO**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of ILLINOIS
County of COOK

Personally appeared before me, **KINA L. JOHNSON**, a notary public for this county and state, **GREGORY J. CHAPARRO**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 11/29/15
Notary' Seal (if on paper)

