ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Pettergrove Associates (NAME)	Same (NAME)	92-16-427
13456 Ventura Blvd., Suite C (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-16, Par. 428
Sherman Oaks, Ca. 91423 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	104-4, Parcels 82 & 83

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) ---------- DOLLARS

Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, THOMAS M. SCHIENO AND WIFE, KATHLEEN E. SCHIENO, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said PETTERGROVE ASSOCIATES, a California Proprietorship,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 28, 29, 30 and 31, on the O. B. Hayes Plan of small lots as recorded in PLan Book 1, Page 69, Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the westerly side of 16th Avenue, South, and runs back between parallel lines 150 feet to an alley.

Said Lots Nos. 29, 30 and 31 front 150 feet on the westerly side of 16th Avenue, South formerly Belmont Avenue, and run back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Thomas M. Schieno and wife, Kathleen E. Schieno, by deed from Raymond Waller, of record in Book 5450, Page 723, Register's Office for Davidson County, Tennessee, as to Lot 28, and being the same property conveyed to Thomas M. Schieno or Kathleen E. Schieno, by deed from the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5450, Page 726, Register's Office for Davidson County, Tennessee, as to Lots 29, 30 and 31.

This deed is executed by Thomas M. Schieno and by his wife, Kathleen E. Schieno, by her lawful attorney-in-fact, Thomas M. Schieno, pursuant to the power and authority vested in him by an instrument of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Above property conveyed subject to 1980 taxes, and any required prorations.

This is unimproved ( ) improved (X) property, known as 909-16th Avenue, South, Nashville, Tennessee (Lot 28) 911-913, 915-16th Ave., So., Nashville, Tenn. (Lots 29, 30 & 31)
(House Number) (Street)

(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of September, 1980.

Thomas M. Schieno

Kathleen E. Schieno

BOOK 5651 PAGE 96

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~the undersigned authority~~, a Notary Public in and for said County and State, the within named Thomas E. Schieno

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of September, 1980.

My commission expires September 25, 1983 Notary Public Angela M. Cantrell

State of Tennessee
Davidson County

On this the 10th day of September, 1980, before me personally appeared THOMAS M. SCHIENO, to me known to be ther person who executed the foregoing instrument in behalf of KATHLEEN E. SCHIENO, and acknowledged that he executed the same as the free act and deed of the said KATHLEEN E. SCHIENO.

Witness my hand and official seal at Nashville, Tennessee.

Angela M. Cantrell
Notary Public

My Com. Expires: 9/25/83

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,770.56
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 10th day of September, 1980

My commission expires 9-25-83 Notary Public Angela M. Cantrell

This instrument was prepared by:
Truman S. Wrenne, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219

Name Address

2541 WARRANTY DEED, JR. - CHECK

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
SEP 15 2 53 PM '80

IDENTIF. REFERENCE

G.O. 7826

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5651 PAGE 97

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69770.56- CO
181.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 187.98-
2341A09/15/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G07826

IDENTIF. REFERENCE

SEP 15 2 53 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 780206