[Gallatin Pike]

File 35
CTIc

David Goldberg, Esq.
Partners Preferred Yield II, Inc.
600 N. Brand Blvd.
Glendale, CA 91203

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Partners Preferred Yield II, Inc. (NAME) | Partners Preferred Yield II, Inc. (NAME) | Map 34-9 |
| 600 North Brand Blvd. (STREET ADDRESS OR ROUTE NUMBER) | 600 North Brand Blvd. (STREET ADDRESS) | Parcel 26 |
| Glendale, California 91203 (CITY) (STATE) (ZIP) | Glendale, California 91203 Attn: Alan Grossman (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100---------- *Dollars,*

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PARTNERS PREFERRED YIELD II, LTD., A CALIFORNIA LIMITED PARTNERSHIP

has does
~~has~~ *the day bargained and sold, and ~~has~~ hereby transfer and convey unto the said* PARTNERS PREFERRED YIELD II, INC., a California Corporation Grantee herein, its *the ~~heirs~~ (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

See Exhibit A attached hereto and incorporated herein by reference.

Subject to all matters of record.

The warranties contained in this deed shall impose no personal or corporate liability on any of the partners of grantor.

2 9 7 2 5

IDENTIF. TREFERENCE

JUL 23 8 16 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY TN.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

~~STATE OF TENNESSEE~~
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is $*

*Subscribed and sworn to before me this the _____ day of*

_____ *19____* *Affiant*

*My commission expires:* _____ *Notary Public*
*(Affix Seal)*

*unimproved ( )*
*This is improved ( X ) property, known as* 1546 Gallatin Pike, Nashville, Tenn.
*(House Number) (Street) P.O. Address (City or Town)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the ~~Grantee~~ (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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~~ as of this* 5th *day of* November *19*91 *the ~~corporate~~ corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Partners Preferred Yield II, Ltd.,
a California Limited Partnership

By: PSI Associates IV, Inc.,
a California corporation
Its Corporate General Partner

By: Harvey Lenkin
Vice President

By: _____
Obren B. Gerich
Assistant Secretary

EXHIBIT "A"

A parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Gallatin Pike, being Lot 1 as shown on the Plan of Corum North of record in Book 6900, page 275, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated March 18, 1988, revised March 23, 1988, March 29, 1988, April 21, 1988, April 29, 1988, File No. 9839-01, as follows:

Beginning at an iron pin in the westerly margin of Gallatin Pike, said iron pin being S 18 deg. 25 minutes 14 seconds W 496.32 feet, as measured along said westerly margin, from the southerly margin of Altus Avenue, said iron pin being the southeasterly corner of the property conveyed to Jessie Mae Caldwell, by deed of record in Book 4462, page 722, R.O.D.C., also being the northeasterly corner of the herein described parcel; thence, with said westerly margin of Gallatin Pike, S 18 deg. 25 minutes 14 seconds West, 100.00 feet to a point; thence, leaving said westerly margin with the northerly line of the property conveyed to MEB Partners, Ltd., by deed of record in Book 7080, page 322, R.O.D.C., N 77 deg. 15 minutes 00 seconds West, 600.00 feet to a point; thence, with the westerly line of said MEB property S 18 deg. 25 minutes 14 seconds West 107.58 feet to a point in the northerly line of the property conveyed to G.B. Proctor, et ux, by deed of record in Book 1058, page 604, R.O.D.C.; thence, with said northerly line, N 74 deg. 01 minutes 16 seconds West, 463.98 feet to an iron pin in the easterly margin of the Seaboard System Railroad; thence, with said easterly margin, N 04 deg. 45 minutes 13 seconds East 182.20 feet to an iron pin; thence leaving said easterly margin with the southerly line of the property conveyed to Jessie Mae Caldwell by deed of record in Book 4462, page 772, R.O.D.C., South 77 deg. 15 minutes 00 seconds East, 1,109.10 feet to the point of beginning containing 153,747 square feet, or 3.53 acres, more or less.

Being the same property conveyed to Partners Preferred Yield, II, Ltd., a California Limited Partnership by deed from Public Storage, Inc., a California Corporation of record in Book 7631, page 566, Register's Office for Davidson County, Tennessee.

STATE OF CALIFORNIA )
) ss.
COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me, the undersigned, a Notary Public in and for said State, this 8TH day of November, 1991, by HARVEY LENKIN, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Vice-President and OBREN B. GERICH, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of PSI ASSOCIATES IV, INC., a California corporation, the corporation that executed the within instrument on behalf of PARTNERS PREFERRED YIELD II, LTD., A CALIFORNIA LIMITED PARTNERSHIP, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such limited partnership executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
BARBARA NEISLER
NOTARY PUBLIC - CALIFORNIA
Principal Office in
LOS ANGELES COUNTY
My Commission Expires July 1, 1995

Barbara Neisler
Notary Public in and for the
State of California
My Commission Expires: 7-1-95

[GALLATIN PIKE]

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Partners Preferred Yield II, Inc.
600 North Brand Blvd.
Glendale, CA 91203
Attention: David Goldberg, Esq.

STATE OF CALIFORNIA )
) SS.
COUNTY OF LOS ANGELES )

The actual consideration or value, which is greater, for this transfer is $1,810,000.

AFFIANT

PARTNERS PREFERRED YIELD II, INC.,
A California Corporation

By: _____
Harvey Lenkin
President

By: _____
Obren B. Gerich
Assistant Secretary

STATE OF CALIFORNIA )
) SS.
COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me, the undersigned, a Notary Public in and for said State, this 8th day of November, 1991, by HARVEY LENKIN, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President and OBREN B. GERICH, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Assistant Secretary of PARTNERS PREFERRED YIELD II, INC., a California corporation, the corporation that executed the within instrument, and acknowledged to me that they signed and delivered the same as the voluntary act and deed of such corporation pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

_____
Notary Public in and for the State of California
My Commission Expires: 7-1-91

OFFICIAL SEAL
BARBARA MEISLER
NOTARY PUBLIC - CALIFORNIA
Principal Office
LOS ANGELES COUNTY
My Commission Expires July 1, 1995

SEAL

102291-4

7982 07/23 0101 03CHECK 6714-00



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT
1810000.00
CDN TX 6697.00
PRFEE 1.00
WDEED 16.00
TOTAL 6714.00
CHECK 6714.00
07/23/92 01 08:16 0001 7982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29725

IDENTIF. REFERENCE

JUL 23 8 16 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 552688