[Dickerson 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.	Partners Preferred Yield II, Inc.	Map 60-4
(NAME) 600 North Brand Blvd.	(NAME) 600 North Brand Blvd.	Parcel 35
(STREET ADDRESS OR ROUTE NUMBER) Glendale, California 91203	(STREET ADDRESS) Glendale, California 91203 Attn: Alan Grossman	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

BOOK 8682 PAGE 6

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

has does
~~have~~ the day bargained and sold, and ~~have~~ hereby transfer and convey unto the said PARTNERS PREFERRED YIELD II, INC.,
a California Corporation
Grantee herein, its
the ~~heirs~~ successor (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.

29726.

IDENTIF. REFERENCE

JUL 23 8 16 AM '92

FEE $ REGISTER
DAVIDSON COUNTY TN.

~~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: _____ _____
(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 3125 Dickerson Road, 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, its ~~heirs~~ (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 Grantees, 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 8th *day of* November, *19*91, *the 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

[Dickerson Road]

Land in Davidson County, Tennessee,
Being Lot No. 3 on the plan of Revision of Lot 3 Oliver H. Dale Subdivision, of record in Book 6900, page 242, Register's Office, Davidson County, Tennessee, and being more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon dated March 29, 1988, revised April 21, 1988 and April 29, 1988, File No. 9039-02, as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the east side of Dickerson Road approximately 206.5 feet south of Maplewood Lane, more particularly described as follows:

Beginning at an iron pin in the east margin of Dickerson Road, located 206.5 feet southerly from the centerline of Maplewood Lane, said point being the southeast corner of Oliver H. Dale, et al, as of record in Book 4421, page 44, R.O.D.C., Tennessee.

THENCE, with Dale's south line, South 85 deg. 34 minutes 07 seconds East, 200.00 feet to a point;

THENCE, with Dale's east line, N 02 deg. 50 minutes 17 seconds East 100.00 feet to a concrete monument;

THENCE, with the south line of S.K.H. Patel and A.H. Banker as of record in Book 6689, page 596, R.O.D.C., South 85 deg. 32 minutes 22 seconds East 365.26 feet to a concrete monument;

THENCE, with the west lines of C.L. Adams, et ux, as of record in Book 2695, page 243, and C.L. Adams, et al, as of record in book 2692, page 118, and James W. Miles, et ux, as of record in Book 5252, page 739, R.O.D.C., Tennessee South 02 deg. 46 minutes 50 seconds West 440.94 feet to a concrete monument;

THENCE, with the north line of H.G. Hill Realty Company, as of record in Book 4859, page 414, R.O.D.C., North 85 deg. 17 minutes 38 seconds West, 190.63 feet to a point;

THENCE, continuing with H. G. Hill, north 85 deg. 41 minutes 12 seconds West, 145.07 feet to a point the southeast corner of Taco Bell Corporation, as of record in Book 6926, page 642, R.O.D.C.;
THENCE, with the east line of Taco Bell, North 02 deg. 50 minutes 17 seconds East, 209.00 feet to a point;

THENCE, North 85 deg. 41 minutes 12 seconds West, 230.00 feet to an iron pin in the east line of Dickerson Road;

THENCE, with said road, North 02 deg. 50 minutes 17 seconds East, 59.90 feet to the point of beginning.

Containing 3.04 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 561, Register's Office for Davidson County, Tennessee.

EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

SEAL

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

[DICKERSON 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 $1,640,000.

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.

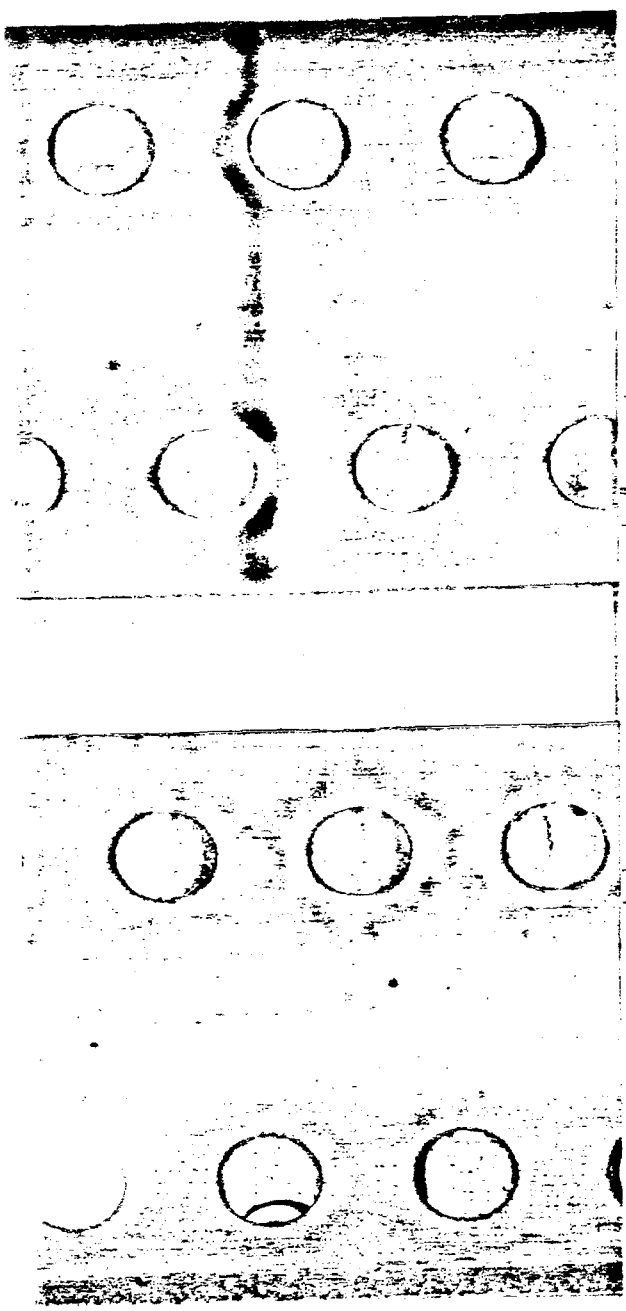
OFFICIAL SEAL
BARBARA NEISLER
NOTARY PUBLIC - CALIFORNIA
Principal Office in
LOS ANGELES COUNTY
My Commission Expires July 1, 1995

[SEAL]

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

7903 07/23 0101 03CHECK 6085.00

102291-4



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8682 PAGE 10

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
1640000.00
CON TX 6068.00
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
WDEED 16.00
TOTAL 6085.00
CHECK 6085.00

07/23/92 01 08:17 0001 7983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 7 2 6

IDENTIF. TREFERENCE

JUL 23 8 16 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 552689