Kansas City, MO 64196

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R.I.C. 24 , Ltd.	Children's World Learning Centers	161-12 13.00
(NAME) 220 West Crest Street	(NAME) 573 Park Point Drive	6DU-83105
(STREET ADDRESS OR ROUTE NUMBER) Escondido, CA. 92025-1725	(STREET ADDRESS) Golden. Colorado 80401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $783,708.00 *Dollars,*

BOOK 7804 PAGE 640

Children's World Learning Centers, Inc., a Delaware Corporation, formerly Daybridge Learning Centers, Inc., a Delaware Corporation

has bargained and sold, and does hereby transfer and convey unto the said

R.I.C. 24 , Ltd., a California Limited Partnership, Realty Income Corporation, a California Corporation, General Partner

(successors), heirs and assigns,

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

See Exhibit "A" attached hereto and made a part hereof.

0525 03/30 0101 03CHECK 2595.71

FILED FOR REFERENCE

FELIX Z. M... DAVIDSON ... TN

Mar 30 11 18 AM '89

20508

NOTARY PUBLIC STATE OF COLORADO

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Jefferson

The actual consideration or value whichever is greater, for this transfer is $ 783,708.

Subscribed and sworn to before me, this the 20th day of March 19 89.

Affiant

My commission expires: Feb. 17 1992 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 10 (House Number) Knoll Place (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Children's World Learning Centers, Inc., a Delaware Corporation, formerly Daybridge Learning Centers, Inc., a Delaware Corporation

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said R.I.C.24, Ltd., a California Limited Partnership, Realty Income Corporation, a California Corporation, General Partner, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* ..... *this* 20th *day of* March, *19* 89, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Children's World Learning Centers, Inc., formerly Daybridge Learning Centers, Inc.

H. Jack Cook, Vice President

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Jefferson

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Before me, Keith Miller, a Notary Public of the State and County aforesaid, personally appeared H. Jack Cook, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Children's World Learning Centers Inc., the within-named bargainor, a corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Jefferson county Colorado, this 20th day of March, 19 89.

Keith Miller Notary Public

Commission expires February 17 1992

WARRANTY DEED

FROM

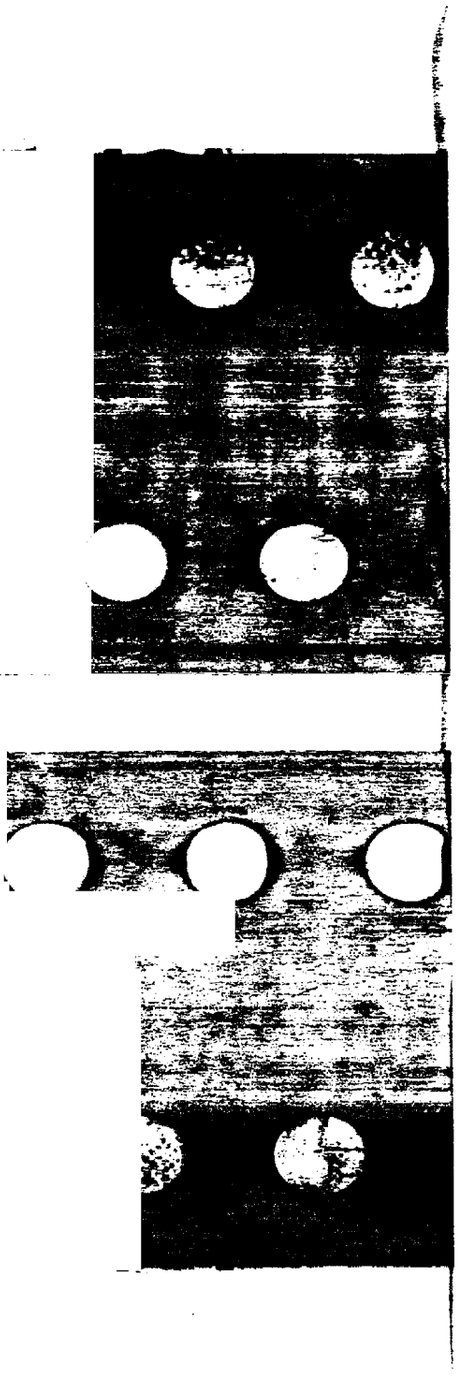
TO

EXHIBIT A

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, BEING Lot No. 3 on the Plan of the Resubdivision of Lot 2 of Sunchase Knolls Development, of record in Book 6900, Page 644, Register's Office for said County, to which reference is herein made for a more complete and accurate description of said Lot.

BEING the same property conveyed to Daybridge Learning Centers, Inc. by deed from National Convenience Stores, Incorporated, dated April 12, 1988, of record in Book 7541, Page 461, Register's Office for Davidson County, Tennessee. The said Daybridge Learning Centers, Inc. now known as Children's World Learning Centers, Inc. by Certificate of Merger, of record in Book 7804, Page 636, Register's Office for Davidson County, Tennessee.



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 783708.00
CON TX 2586.21
PRFEE 0.50
MDEED 9.00
TOTAL 2595.71
CHECK 2595.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/30/89 01 11:20 0001 0525

20508

IDENTIFICATION REFERENCE

MAR 30 11 19 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 194996