BOOK 10615 PG 555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 552,747.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: 1-29-2000
(AFFIX SEAL)

JOYCE P. DONOHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Realty Income Corporation (NAME)	Realty Income Corporation (NAME)	MAP 133-14
220 West Crest Street (ADDRESS)	220 West Crest Street (ADDRESS)	PARCEL 92
Escondido, California 92025 (CITY) (STATE) (ZIP)	Escondido, California 92025 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jiffy Lube International, Inc., a Nevada corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Realty Income Corporation, a Maryland corporation
220 West Crest Street, Escondido, California 92025

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Chaparral Acres, as of record in Plat Book 4595, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jiffy Lube International, Inc., a Nevada corporation, by deed from Nashville Lube, Inc., a Tennessee corporation, of record in Book 8344, Page 998, Register's Office for Davidson County, Tennessee.

0350647
IDENTIF. & REFERENCE

97 SEP 19 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3811 Nolensville Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand 24th this June day of June 19 97

Jiffy Lube International, Inc., a Nevada corporation
By:

Thomas J. McConnell

BOOK 10615 PG 556

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HARRIS

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas J. McConnell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Controller and _____ respectively of the Jiffy Lube International, Inc. the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 24th day of June 19 97.

My commission expires October 19, 1997

James E. Camacho
James E. Camacho Notary Public

JAMES E. CAMACHO
Notary Public, State of Texas
My Commission Expires 10/19/97

0885 09/19 0101 CKCHECK 2058-17

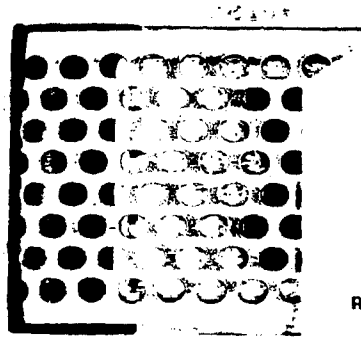
EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

JIFFY LUBE STORE NO. 1038
3811 NOLENSVILLE ROAD
NASHVILLE, TENNESSEE

LAND in the 30th Councilmanic District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Chaparral Acres, Section 4, as of record in Plat Book 4595, Page 21, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated June 16, 1997, made by Michael V. Holmes, Tennessee Registered Land Surveyor # 213, H & H Land Surveying, Inc.:

BEGINNING at a PK nail on the westerly margin of Nolensville Pike, said point of beginning being the southeast corner of the herein described tract and also being 250.10 feet from the intersection of Nolensville Pike and Elysian Fields Road; (1) Thence leaving the margin of said Nolensville Road, South 53° 54' 32" West, 200.00 feet to an iron pin; (2) Thence North 40° 50' 00" West, 106.45 feet to a 60 penny nail in asphalt; (3) Thence North 49° 08' 00" East, 199.32 feet to a PK nail on the westerly margin of Nolensville Pike; (4) Thence with the margin of Nolensville Pike, South 40° 50' 00" East, 123.10 feet to the point of beginning, containing 22,876.949 square feet or 0.525 acres.

BEING the same property conveyed to Jiffy Lube International, Inc., a Nevada corporation, by deed from Nashville Lube, Inc., a Tennessee corporation, of record in Book 8344, Page 998, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10615 PG 558

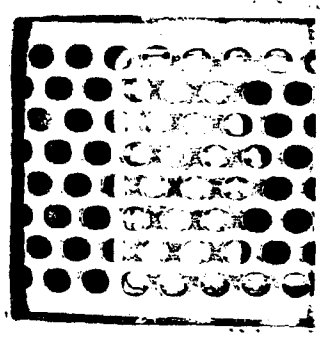
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 552747.00
				CON TX 2045.17
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2058.17
				CHECK 2058.17
			09/19/97 01	16:06 0001 0885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0350647
IDENTIF. ↑ REFERENCE

97 SEP 19 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1200291