This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 05/21/02 15:01 5pgs
Fees:28.00 Taxes:1295.00
20020521-0062029

SPECIAL WARRANTY DEED WITH ASSIGNMENTS

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Realty Income Corporation	Realty Income Corporation Attention: Portfolio Management Department	075-06-109
220 West Crest Street	220 West Crest Street	
Escondido, CA 92025-1707	Escondido, CA 92025-1707	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Midas Properties, Inc., a New York corporation have this day bargained and sold, and do hereby transfer and convey unto the said Realty Income Corporation, a Maryland corporation, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows (the "Property"):

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

STATE OF Illinois
COUNTY OF Cook The actual consideration or value whichever is greater, for this transfer is $350,000.00
Subscribed and sworn to before me this the 14th day of May 2002.

Affiant Julie C. Olsen

Notary Public Nicole M. Sarna

My commission expires: 2/20/2005
(Affix Seal)

Name: Nicole M. Sarna

"OFFICIAL SEAL"
Nicole M. Sarna
Notary Public, State of Illinois
My Commission Expires Feburary 20, 2005

This is improved property known as 4247 Lebanon Road, Hermitage, TN

TOGETHER with all of Grantor's right, title and interest as landlord or lessor in and to any and all leases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the landlord or lessor thereunder, including without limitation any and all of Grantor's right, title and interest in and to any and all security deposits and rentals thereunder.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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, except for those encumbrances set forth hereinafter.

SUBJECT TO all real estate taxes not yet delinquent, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations, and any and all matters which would be disclosed by an accurate survey of the real estate.

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, claiming by, through or under the grantor.

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.

(Remainder of page intentionally left blank)

Witness our hand this 14th day of May, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

MIDAS PROPERTIES, INC.,
a New York corporation

By: Peter D. Cooke
Name: Peter D. Cooke
Its: Vice President

STATE OF Illinois
COUNTY OF DuPage

Before me, Amy A. Evans, a Notary Public in and for said County and State, personally appeared Peter D. Cooke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Midas Properties, Inc., a New York corporation, the within named bargainor, a corporation, and that he as such Voce President being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at _____, this 14th day of May, 2002.

Amy A Evans
Notary Public

My Commission Expires: 12/2/05

"OFFICIAL SEAL"
AMY A. EVANS
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 12/02/2005

Midas Realty Corporation, a Delaware corporation, tenant on the Property, ("Tenant"), for and in consideration of the sum of TEN AND N0/100 DOLLARS ($10.00), the receipt of which is acknowledged, has granted, bargained, and conveyed to Grantee, and Grantee's successors and assigns forever all of Tenant's right, title and interest as sublandlord or sublessor in and to any and all subleases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the sublandlord or sublessor thereunder, including without limitation any and all of Tenant's right, title and interest in and to any and all security deposits and rentals thereunder.

Witness our hand this 14th day of May, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

MIDAS REALTY CORPORATION,
a Delaware corporation

By: _____
Name: Peter D. Cooke
Its: Vice President

STATE OF Illinois
COUNTY OF Dupage

Before me, _____, a Notary Public in and for said County and State, personally appeared Peter D. Cooke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Midas Realty Corporation, a Delaware corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at _____, this 14th day of May, 2002.

_____
Notary Public

My Commission Expires: 12/2/05

"OFFICIAL SEAL"
AMY A. EVANS
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 12/02/2005

EXHIBIT A
Legal Description

(Please see attached page)

Site 70

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot C-2 on the Plan of Hermitage Estates, Parcel B, as of record in Book 3842, page 135, Register's Office for Davidson County, Tennessee, and more particularly described in a survey by A & A Engineers, Inc., dated May 8, 1987 as follows:

Beginning with an iron pin located in the easterly right of way margin of Lebanon Pike, said pin being 125.0 feet South from the radius return of Belinda Drive and Lebanon Pike; thence, leaving said right of way margin South 60 deg. 19' East 214.43 feet to an iron pin; thence, South 19 deg. 35' West 96.62 feet to an iron pin; thence, South 49 deg. 08' West 37.55 feet to an iron pin; thence North 52 deg. 36' West 233.66 feet to an iron pin in the eastern right of way margin of Lebanon Pike; thence with said margin North 36 deg. 57' 29" East 100.0 feet to the point of beginning, containing 0.610 acres, more or less.

Being the same property conveyed to Midas Properties, Inc. by deed from I C Leasing, Inc., a Delaware corporation of record in Book 7797, Page 905, Register's Office for Davidson County, Tennessee.