lot 44
53918

Davidson County DEEDWARR
Recvd: 01/24/03 08:56 5pgs
Fees:28.00 Taxes:1813.00
20030124-0009976

This instrument was prepared by:
Paul G. Saunders, II, Esq.
Williams, Mullen, Clark & Dobbins
Two James Center
1021 East Cary Street
Richmond, Virginia 23219

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, dated as of January 10, 2003, by and between **LOVE-BREEN PARTNERSHIP**, an Arkansas general partnership f/k/a LOVE-SNEADE-BREEN PARTNERSHIP, as grantor (**"Grantor"**), and **REALTY INCOME CORPORATION**, a Maryland corporation, as grantee (**"Grantee"**), provides as follows:

W I T N E S S E T H:

THAT, for and in consideration of the sum of $490,000.00 cash, in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which Grantor hereby acknowledges, Grantor has this day granted, bargained and sold, transferred and conveyed, and by these presents does hereby grant, bargain, sell, transfer and convey, unto Grantee the real property situated and located in Davidson County, Tennessee, and more particularly described on Schedule A, attached and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto appertaining, unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants (a) that Grantor is lawfully seized in fee of the Property; (b) that Grantor has a good right to sell and convey the Property; (c) that the Property is unencumbered; and (d) that Grantor will forever warrant and defend the title and quiet possession to the Property against the lawful claims of all persons.

The words "Grantor" and "Grantee," as used herein, shall include their respective successors and assigns, where the context requires or permits.

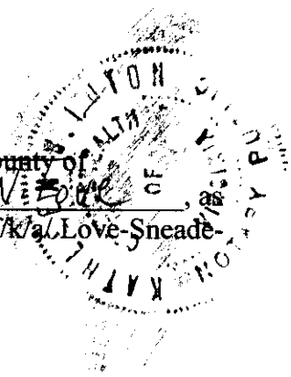
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized General Partner on this 10 day of January, 2003.

LOVE-BREEN PARTNERSHIP, an Arkansas general partnership f/k/a/ LOVE-SNEADE-BREEN PARTNERSHIP

By: David W. Love (SEAL)
Name: David W. Love
Its: General Partner

COMMONWEALTH OF VIRGINIA

AT LARGE, to-wit:



The foregoing instrument was acknowledged before me in the City/County of Richmond, Virginia, this 10th day of January, 2003, by David Wiese, as General Partner of Love-Breen Partnership, an Arkansas general partnership f/k/a Love-Sneade-Breen Partnership, on behalf of the partnership.

My commission expires: 7/31/2003

Kathleen Whitton
Notary Public

STATE OF _____

CITY/COUNTY OF _____, to-wit:

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee
REALTY INCOME CORPORATION,
a Maryland corporation

By: _____
Its: _____

Subscribed and sworn to before me this ____ day of January, 2003.

_____
Notary Public

My Commission Expires: _____

COMMONWEALTH OF VIRGINIA

AT LARGE, to-wit:

The foregoing instrument was acknowledged before me in the City/County of _____, Virginia, this ____ day of January, 2003, by _____, as General Partner of Love-Breen Partnership, an Arkansas general partnership f/k/a/ Love-Sneade-Breen Partnership, on behalf of the partnership.

My commission expires:

_____
Notary Public

STATE OF California

~~CITY~~/COUNTY OF San Diego, to-wit:

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Approved As To Form
Legal Department

Affiant/Grantee
REALTY INCOME CORPORATION,
a Maryland corporation

By: _____ Gary M. Malino
Its: _____ Preside
Chief Operati[illegible]ficer

Subscribed and sworn to before me this 14 day of January, 2003.

CAROLYN CLEMMER
Commission # 1211805
Notary Public - California
San Diego County
My Comm. Expires Feb 27, 2003

Carolyn Clemmer
Notary Public

My Commission Expires: 2/27/03

Tax Parcel Nos.: 51-8/105

Name and Address of New Owner
Which is the Entity Responsible for
Payment of Real Property Taxes

Street Address:
1023 South Gallatin Road
Nashville,
Davidson County, Tennessee

Realty Income Corporation
220 W. Crest St.
Escondido, CA 92025
Mary Mahoney

SCHEDULE A

Land in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Registered Land Surveyor, dated September 8, 1987, and known as Job No. 87-560 more particularly described as follows:

Beginning at an iron pin, said point of beginning being at the intersection of the northerly margin of East Palestine Avenue and the easterly margin of Gallatin Road U.S. 31-E, said point of beginning being the Southwest corner of the herein described tract;

THENCE with the easterly margin of Gallatin Pike U.S. 31-E N 25° 31' 43" E 104.86 to an existing iron pin;

THENCE leaving the margin of said Gallatin Pike and with the line of the Eddie B. Cooke property of record in Book 1909, Page 363, Register's Office for Davidson County, Tennessee S 64° 02' 51" W 191.92 to an iron pin;

THENCE leaving Cooke's line S 64° 44' 17" E 20.00' to an iron pin;

THENCE S 25° 20' 22" W 49.96' to an iron pin with the northerly margin of said East Palestine Avenue;

THENCE, with the northerly margin of said Palestine Avenue N 79° 38' 25" W 20.70' to a point;

THENCE N 78° 32' 47" W 198.04' to the Point of Beginning, containing 16,429 square feet more or less.

Being the same property conveyed to Love-Sneade-Breen Partnership, an Arkansas general partnership composed of David W. Love, Daniel C. Sneade and J. Richard Breen, by Warranty Deed of record on Book 7396, page 777, Register's Office, Davidson County, Tennessee.

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