WHEN RECORDED MAIL TO:

Denice A. Pectol
Fidelity National Title - Phoenix NTS
40 N. Central Ave.
Suite 2850
Phoenix, AZ 85004
Z06-01191 - DAP

Davidson County DEEDWARR
Recvd: 10/18/06 11:09 4 pgs
Fees:23.00 Taxes:1522.31
20061018-0129298

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

Return to:
Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Suite 450, Bldg 300
Duluth, GA 30096
H0865-H

DOCUMENT TO BE RECORDED:
SPECIAL WARRANTY DEED

reccvr

This instrument prepared by:
Jenette O'Brien, Esq.
220 West Crest Street
Escondido, CA. 92025

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Realty Income Corporation	Realty Income Corporation	06004009000
220 West Crest Street	220 West Crest Street	
Escondido, CA. 92025	Escondido, CA. 92025	

FOR AND IN CONSIDERATION of the sum of Four Hundred Eleven Thousand, Four Hundred and Thirty- Four dollars and no/100 ($411,434.00), 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, Pizza Hut of America, Inc., a Delaware corporation, successor by merger to Pizza Hut of Knoxville Corporation, a Tennessee corporation, 14841 N. Dallas Pkwy., Dallas, TX. 75254 have this day bargained and sold, and do hereby transfer and convey unto the said Realty Income Corporation, a Maryland corporation, 220 West Crest Street, Escondido, CA. 92025 the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBIT

STATE OF Arizona
COUNTY OF Maricopa
The actual consideration or value whichever is greater, for this transfer is $ 411,434.00
Subscribed and sworn to before me this the 5th *day of* October *2006*

Affiant

Notary Public Denice A. Peckol

DENICE A. PECKOL
Notary Public - Arizona
Maricopa County
Expires 04/11/10

My commission exp *(Affix Seal)*

This is unimproved ( ) property, known as
improved (x) 3116 Dickerson Rd., Nashville, Tennessee

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.

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.

Witness our hand this 2nd *day of* October, *20*06, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pizza Hut of America, Inc., a Delaware corporation,
Successor by merger to Pizza hut of Knoxville Corporation,
a Tennessee corporation

By:

President

Its:

STATE OF TX
COUNTY OF Dallas

Personally appeared before me, C. Phillips, *a Notary Public in and for said County and State,* John J. Murphy, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained, and who further acknowledged that* he *is the* President *of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.*

Witness my hand, at office in _____, *this* 2nd *day of* October, 2006.

My Commission Expires: 1/28/08

Notary Public C Phillips

C PHILLIPS
My Commission Expires
January 28, 2008

Exhibit 'A'

All that tract or parcel of land lying and being in the 12th District of District of Davidson County, Tennessee, and being more particularly described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Oak Park Commercial Dev. Section 4, a plan of which is of record n Book 4350, Page 37, Registers Office for said County, located on the southwest corner of Dickerson Road, and Oak Valley Drive, more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Road at the southerly margin of Oak Valley Drive; thence along the westerly margin of Dickerson Road south 2 degrees 31 minutes 00 seconds west 53.80 feet to an iron pin; thence along Raymond L. Danner's northerly line north 87 degrees 29 minutes 00 seconds west 157.2' feet to an iron pin; thence along the easterly line of a reserved strip north 6 degrees 115 minutes 00 seconds east 110.74 feet to an iron pin in the southerly margin of Oak Valley Drive; thence along the southerly margin of said Drive south 83 degrees 45 minutes 00 seconds east 103.46 feet to an iron pin; thence along a curve to the right having a radius of 50 feet; 75.28 feet to the point of beginning or less.

Bing the same property conveyed to Pizza Hut of America, Inc., a Delaware corporation, successor by merger to Pizza Hut of Knoxville Corporation, a Tennessee corporation by Warrnaty Deed from United Fast Foods Incorporated, dated April 28, 1972, in Book 4607, Page 966, Davidson County, Tennessee Records, and by Articles of Merger and Plan of Merger, dated June 10, 1998, and recorded July 20, 1998, in Book 11027, Page 174, aforesaid records, and by Agreement and Plan of Merger, recorded April 26, 2004, in Book 9323, Page 831, aforesaid records.

Tax Parcel No. 06004009000