WHEN RECORDED MAIL TO:

Denice A. Pectol
Fidelity National Title - Phoenix NTS
40 N. Central Ave.
Suite 2850
Phoenix, AZ 85004
Z06-6122-DAP

Davidson County DEEDWARR
Recvd: 10/18/06 11:16 4 pgs
Fees:23.00 Taxes:3650.00
20061018-0129300

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

DOCUMENT TO BE RECORDED:
SPECIAL WARRANTY DEED

Return to:
Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Suite 450, Bldg 300
Duluth, GA 30096
H2876-S

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	14200023700
220 West Crest Street	220 West Crest Street	
Escondido, CA. 92025	Escondido, CA. 92025	

FOR AND IN CONSIDERATION of the sum of Nine Hundred Eighty Six Thousand Four Hundred Eighty Six dollars and no/100 ($986,486.00), 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, 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
Subscribed and sworn to before me this the 2nd *day of* October 2006

The actual consideration or value whichever is greater, for this transfer is $ 986,486.00

Affiant

Notary Public Denice A. Pectol

My commission exp *(Affix Seal)*

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

This is unimproved ( ) property, known as
improved (x) 7613 Highway 70 South, 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, 2006, *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

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.

Notary Public C Phillips

My Commission Expires: 1/28/08

C PHILLIPS
My Commission Expires
January 28, 2008

Exhibit "A"

All that tract or parcel of land lying and being in Lot 1 on the Final Plat Resubdivision of Section One, Three and Four of Bellevue Village, recorded in Book 9700, Pages 696 and 697, in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH real estate easement rights appurtenant to subject property over Lots 3 and 4 of said plat established pursuant to Easements recorded in Book 11027, Page 191, and Book 11027, Page 206, aforesaid records.

Being the same property conveyed to Pizza Hut of America, Inc., a Delaware corporation by Special Warranty Deed from Bellevue Village Shopping Center, L.L.C., a Tennessee limited liability company, dated July 17, 1998, recorded July 20, 1998, in Book 11027, Page 175, in the Register's Office of Davidson County, Tennessee Records.

Tax Parcel No. 14200023700