WHEN RECORDED MAIL TO:

Denice A. Pectol
Fidelity National Title - Phoenix NTS
40 N. Central Ave.
Suite 2850
Phoenix, AZ 85004
Z06-01198-DAP

Davidson County DEEDWARR
Recvd: 10/23/06 09:54 4 pgs
Fees:23.00 Taxes:4506.63
20061023-0130961

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
H2870-H

reccvr

This instrument prepared by:
Jenette O'Brien, Esq.
220 West Crest Street
Escondido, CA. 75254

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Realty Income Corporation	Realty Income Corporation	16100015000
220 West Crest Street	220 West Crest Street	
Escondido, CA. 92025	Escondido, CA. 92025	

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Eighteen Thousand and Nine dollars and no/100 ($1,218,009.00), 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. 75254have 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. 75254 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 $ 1,218,009.00*
Subscribed and sworn to before me this the 5th *day of* October *20*06

Affiant _____

Notary Public Denice A. Pectol

My commission expires:

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

This is unimproved ( ) property, known as
improved (x) 5787 Nolensville Rd., Nashville, TN.

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
COUNTY OF

Personally appeared before me, C. Phillips, *a Notary Public in and for said County and State,* John F. 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 Davidson County, Tennessee, and being more particularly described as follows:

Being Parcel 10 on the Third Revision of Hickory Plaza of record in Plat Book 4885, Page 76 and on the Fourth Revision of Hickory Plaza of record in Plat Book 4860, Page 55 R.O.D.C., Tennessee, also referred to as Reserved Parcel 2 on the Revised Plan of Hickory Plaza as recorded in Book 4675, Page 87, R.O.D.C., Tennessee described as follows:

Beginning at a concrete highway monument on the West Margin of Nolensville Road, 87.6 feet North of the intersection of the West margin of Nolensville Road extended with the extended North margin of Old Hickory Boulevard; thence South 37 degrees 46 minutes West 122.98 feet to a concrete monument; thence with the North margin of Old Hickory Boulevard South 83 degrees 10 minutes West, 108.52 feet to a point; thence North 05 degrees 01 minute West, 143.71 feet to a point; thence, North 84 degrees 59 minutes West 192.00 feet to a point on the West margin of Nolensville Road; thence with the West margin of Nolensville Road; South 05 degrees 01 minute East, 50.00 feet to the point of beginning.

TOGETHER WITH: Real Estate Easements rights in reciprocal easements for ingress, egress and parking appurtenant to subject property pursuant to Reciprocal Easement Agreement for Ingress, Egress and Parking by and between Summit Insured Equity, L.P., and Pizza Hut of America, Inc, dated March 28, 2001, and recorded in Instrument No. 20010801-0081694, aforesaid records.

Being 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 Cousins Properties of Tennessee, Inc., a Georgia Corporation, dated September 18, 1975, recorded September 22, 1975, in Book 4953, Page 154, 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. 16100015000