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 DEEDQC
Recvd: 10/23/06 09:55 4 pgs
Fees:22.00 Taxes:0.00



20061023-0130962

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
H8870A

DOCUMENT TO BE RECORDED:
QUIT CLAIM DEED

reccvr

THIS INSTRUMENT PREPARED BY:

Jenette Obrien, Esq.

220 West Crest Street

Escondido, CA. 92025

STATE OF Arizona)
COUNTY OF Maricopa)
The actual consideration for this transfer is $ 0.00

AFFIANT

Subscribed and sworn to before me, this 5th day of October, 20 06

NOTARY PUBLIC
My Commission Expires:
4-11-10

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

QUITCLAIM DEED

Address New Owner(s)
REALTY INCOME CORPORATION
220 W. Crest Street, Escondido, CA. 92025

Send Tax Bills To: Realty Income Corporation, 220 W. Crest St., Escondido, CA. 92025

Map & Parcel Nos.: 16100015000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Pizza Hut of America, Inc., a Delaware corporation, 14841 N. Dallas Pkwy., Dallas, TX. 75254 ("Grantor/Grantors") does/do hereby quitclaim and convey unto Realty Income Corporation, a Maryland corporation, 220 W. Crest St., Escondido, CA. 92025("Grantee/Grantees"), his/her/their heirs [its successors] and assigns, all of [Grantor's] right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

SEE ATTACHED EXHIBIT

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 2nd day of October, 20 06.

Pizza Hut of America, Inc., a Delaware corporation

President

TX

STATE OF ~~TENNESSEE~~)

COUNTY OF Dallas)

Personally appeared before me, C. Phillips, a Notary Public in and for said state and county, John J. Murphy, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, [and who further acknowledged that he/she is the President of Pizza Hut of America, Inc., the maker, and is authorized by the maker to execute this instrument on behalf of the maker].

WITNESS my hand and seal at office this 2nd day of October, 20 06.

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 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 Resented 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 Warranty 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.

Being the same tract of land described in Fidelity National Title Insurance Company Commitment No. H2870-H, with an effective date of March 23, 2006.

NOTE: The bearing call of North 84 degrees 59 minutes West as stated above should be North 84 degrees 59 minutes East.