WHEN RECORDED MAIL TO:

Davidson County DEEDQC
Recvd: 10/23/06 10:03 4 pg
Fees:22.00 Taxes:0.00
20061023-0130965

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

Z06-61023-DAP

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
H9878-H

DOCUMENT TO BE RECORDED:
QUIT CLAIM DEED

recovr

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, 2006.

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.: 14900015900

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, 2006.

Pizza Hut of America, Inc., a Delaware corporation

President

STATE OF ~~TENNESSEE~~ TX)

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'

20061259-9

A tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Commence at the former South right-of-way of Murfreesboro Pike and the East right-of-way of Bell Road and being the Northwest corner of Tract No. 1 of the Houston T. Ezell Property as recorded in Book 4885, Page 200 in the Register's Office of Davidson County, Tennessee; thence South 48°36'42" West a distance of 12.64 feet to the Point of Beginning of the tract of land herein described; said point being a corner to the property described in the Warranty Deed from Pizza Hut of America, Inc. to the Tennessee Department of Transportation in Deed Book 10074, Page 922, as recorded in the Register's Office of Davidson County, Tennessee; thence South 47°13'08" East along the Southwest right-of-way of Murfreesboro Pike a distance of 131.06 feet; thence leaving Murfreesboro Pike South 43°56'45" West a distance of 166.10 feet; thence North 46°03'38" West a distance of 15.53 feet; thence North 88°30'58" West a distance of 60.15 feet to the Northeast right-of-way margin of Bell Road; said point being a corner of the said Tennessee Department of Transportation property; thence along the Northeast right-of-way margin of Bell Road with a curve turning to the right with an arc length of 148.56 feet, a radius of 7583.44 feet, a chord bearing of North 11°59'12" East, and a chord length of 148.56 feet; thence North 49°26'59" East along the Northeast right-of-way margin of Bell Road a distance of 78.37 feet to the Point of Beginning, having an area of 21,700.3± square feet, (0.498± acres).

Being the same tract of land described in Fidelity National Title Insurance Company Commitment No. H2878-H with an effective date of March 23, 2006.

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 Houston T. Ezell and wife, Mable W. Ezell, dated October 7, 1976, recorded October 7, 1976, in Book 5076, Page 182, 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.