WHEN RECORDED MAIL TO:

Denice A. Pectol
Fidelity National Title - Phoenix NTS
40 N. Central Ave.
Suite 2850
Phoenix, AZ 85004
Z06-01200-DAP

Davidson County DEEDWARR
Recvd: 10/23/06 10:18 4 pg
Fees:23.00 Taxes:3547.99
20061023-0130967

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
H2871-S

reccvr

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Realty Income Corporation	Realty Income Corporation	06416001100
220 West Crest Street	220 West Crest Street	
Escondido, CA. 92025	Escondido, CA. 92025	

FOR AND IN CONSIDERATION of the sum of Nine Hundred Fifty Eight Thousand Nine Hundred Seventeen dollars and no/100 ($958,917.00), 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 $ 958,917.00
Subscribed and sworn to before me this the 5th *day of* October *20*06

Affiant

Notary Public Denice A. Pectol

My commission expires (Affix Seal)

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

This is unimproved ( ) property, known as
improved (x) 4719 Andrew Jackson Pkwy, Hermitage, 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, 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,
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.

Notary Public C Phillips

My Commission Expires: 1/28/08

C PHILLIPS
My Commission Expires
January 28, 2008

Exhibit 'A'

At tract of land in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Commence at the easterly margin of Andrew Jackson Parkway and the northwesterly corner of Lot "C" on the plan of Section Two, Jackson Square Commercial Subdivision as recorded in Book 4885, page 2, Register's Office of Davidson County, Tennessee; Said point of commencement located North 4 degrees 25 minutes West a distance of 345.13 feet from the northerly end of the northeasterly return curve at Lebanon Pike (U.S. 70-N) and Andrew Jackson Parkway as measured along the easterly margin of Andrew Jackson Parkway, thence South 84°51'00" East a distance of 4.64 feet to the Point of Beginning of the tract of land herein described; said point being the East right-of-way margin of Andrew Jackson Parkway as described in Book 9323, Page 842, Register's Office of Davidson County, Tennessee; thence North 02°00'28" West along the East right-of-way margin of Andrew Jackson Parkway a distance of 110.53 feet; thence leaving said Andrew Jackson Parkway North 88°01'00" East a distance of 199.14 feet; thence South 01°45'00" East a distance of 135.38 feet; thence North 84°51'00" West a distance of 200.09 feet to the Point of Beginning, having on area of 24451.7± square feet (0.561 ± acres).

Being the same property conveyed to Pizza Hut of America, Inc., a Delaware corporation successor by merger to Pizza Hut of Knoxville Corporation by virtue of Warranty Deed from J.R. Freeman, Trustee, dated December 22, 1973, recorded in Book 4985, Page 1, in the Register's Office for Davidson County, Tennessee Records; and Pizza Hut of Knoxville Corporation merged into Pizza Hut of America, Inc., a Delaware corporation, as evidenced by Agreement and Plan of Merger, recorded April 26, 1994, in Book 9323, Page 831, aforesaid records; and Certificate of Agreement and Plan of Merger recorded July 20, 1998, in Book 11027, Page 174, aforesaid records.

Tax Parcel No. 06416001100