WHEN RECORDED MAIL TO:

Denice A. Pectol
Fidelity National Title - Phoenix NTS
40 N. Central Ave.
Suite 2850
Phoenix, AZ 85004
206-01200 DAP

Davidson County DEEDQC
Recvd: 10/23/06 10:19 4 pg
Fees:22.00 Taxes:0.00
20061023-0130968

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

DOCUMENT TO BE RECORDED:
QUIT CLAIM DEED

Return to:
Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Suite 450, Bldg 300
Duluth, GA 30096 HA871-S

recevr

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

Map & Parcel Nos.: 06416001100

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, successor by merger to Pizza Hut of Knoxville 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 successor

By merger to Pizza Hut of

Knoxville

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'

20061259-8

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 an area of 24451.7± square feet (0.561± acres).

Being the same tract of land described in Fidelity National Title Insurance Company Commitment No. H2871-S, 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 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.