PREPARED BY:
William H. Mathieu, Esq
Fine and Block
2060 Mount Paran Road, N.W.
Atlanta, Georgia 30327

RETURN TO:
Wertheimer Fredman & Siegelman, LLC
575 Lexington Avenue, 20th Floor
New York, NY 10022

File No.: 972371

BOOK 10767 PG 717

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO:
Chelmsford Realty Associates c/o I. Reiss & Son 60 East 42nd Street 22nd Floor New York, NY 10165	Chelmsford Realty Associates c/o I. Reiss & Son 60 East 42nd Street 22nd Floor New York, NY 10165	83-5-93 83-5-91 83-5-90 83-5-89

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (10) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Regency Realty Group, Inc., **A** Florida **CORPORATION,**
hereinafter referred to as "GRANTOR",

has bargained and sold, and by these presents does hereby transfer and convey unto

Chelmsford Realty Associates, **A** New York General Partnership,
hereinafter referred to as "GRANTEE",

it's successors and assigns, the following described property, to wit:

SEE ATTACHED

EXHIBIT "A"

TAXES FOR THE YEAR 1998 ARE TO BE PRORATED BETWEEN GRANTOR AND GRANTEE HEREIN.

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interest thereto belonging, or in anywise appertaining unto the said Grantee, it's successors and assigns forever. Grantor hereby warrants the title to said property against the lawful claims of all persons claiming, or, to claim the same or any part thereof, by, through, or under the said Grantor, but not further or otherwise. The conveyance and warranty hereunder are subject to those matters on Exhibit "B" annexed hereto.

IN WITNESS WHEREOF, Grantor herein has caused its name to be affixed hereto by its duly authorized officer on this the 14th day of January, 1998.

Regency Realty Group, Inc.

BY: _____

Name: WILLIAM H. PARHAM, JR.
Title: VICE PRESIDENT

MAIL ENV.

1139194
IDENTIF. & REFERENCE
98 JAN 26 AM 9:53
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
5380 01/26 0101 CHECK 10036.70

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STATE OF FLORIDA: }

COUNTY OF Duval: }

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared William H. Parham, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the instrument of Regency Realty Group, Inc., the within bargainer, a corporation, and that such officer as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as its V.P.

WITNESS my hand and Notarial Seal this 14th day of January, 1998.

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SANDRA J. LANDOLL
MY COMMISSION # CC 565952
EXPIRES: June 23, 2000
Bonded Thru Notary Public Underwriters

Sandra J. Landoll

My Commission Expires: Notary Public

****

STATE OF FLORIDA: }

COUNTY OF Duval: }

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $ 2,706,946.00.

Affiant

SUBSCRIBED TO AND SWORN before me on this the 14th day of January, 1998.

SANDRA J. LANDOLL
MY COMMISSION # CC 565952
EXPIRES: June 23, 2000
Bonded Thru Notary Public Underwriters

Sandra J. Landoll

My Commission Expires: Notary Public

****

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EXHIBIT "A"

The following legal description is from that Survey prepared for Regency Realty Group, Inc., prepared by Roger H. Fuqua, Tennessee R.L.S. Number 502, with RAGAN-SMITH-ASSOCIATES, INC., Address: 315 Woodland Street, Nashville, Tennessee 37206, dated September 20, 1996, as revised on September 24, 1996, and as last revised on January 03, 1997, designated as Job No. 96-103:

BOOK 10767 PG 719

A tract of land in the Fifth Councilmanic District of Metropolitan Nashville, Tennessee, being a part of Lot No. 4, all of Lots 5, 6 and 7 on the Map of Baxter's Eastwood Place, as of record in Book 421, Page 9, and Lot No. 2, Plan of Edgefield Hospital, Inc., as of record in Book 7900, Page 194, in the Register's Office of Davidson County, Tennessee, and a part of Alley No. 1007 that has been abandoned, more particularly described together as follows:

A tract of land in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 4, all of Lots 5, 6 and 7 on the Map of Baxter's Eastwood Place as of record in Book 421, Page 9, and Lot No. 2, Plan of Edgefield Hospital, Inc. as of record in Book 7900, Page 194, Register's Office Davidson County, Tennessee and a part of Alley No. 1007 to be abandoned, more particularly described together as follows:

Beginning at an iron pin set on the westerly right-of-way of Gallatin Pike, U.S. 31-E, State Route #6 at the common corner of Lots 7 and 8 of the above-noted plan of Baxter's Eastwood Place; thence,

1. With the westerly right-of-way line of Gallatin Pike and along the frontage of Lots 7, 6, 5 and 4 of said plan, S10°43'54"W, 183.00 feet to a P.K. nail set at corner of a tract of land taken for right-of-way by the Metropolitan Government of Nashville, Davidson County, Tennessee by instrument recorded in Book 8657, Page 547, R.O.D.C., Tennessee; thence,

2. With the new right-of-way line created as noted above and severing Lot No. 4, N79°16'06"W, 7.00 feet to a P.K. nail set; thence,

3. Continuing with same, S10°43'54"W, 7.08 feet to a P.K. nail set at the beginning of a curve; thence,

Continued on Next Page ...

RECORDERS MEMO
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CONTINUATION OF LEGAL DESCRIPTION:

4. With said curve to the right (radius 10.00 feet) southwestwardly a distance of 15.66 feet to a P.K. nail set on the present northerly right-of-way line of West Eastland Avenue and having a chord bearing and distance of S55°35'27"W, 14.106 feet; thence,

5. With the northerly right-of-way line of West Eastland Avenue, N79°33'00"W, passing the easterly right-of-way line of Alley 1007 at 143.05 feet and the westerly right-of-way line of Alley 1007 at 155.05 feet, a total of 255.05 feet to an existing iron pin at the common corner of Lots 2 and 4 Plan of Edgefield Hospital, Inc.; thence,

6. With the common line between Lots 2 and 4, N10°56'00"E, 194.40 feet to an existing iron pin on the southerly right-of-way line of Alley No. 1002; thence,

7. With the southerly right-of-way line of Alley No. 1002, S86°22'00"E, passing the westerly right-of-way line of Alley No. 1007 at 100.72 feet, a total of 106.78 feet to the center of Alley No. 1007; thence,

8. With the center of Alley No. 1007, S10°56'00"W, 7.08 feet to a point; thence,

9. S79°33'06"E, passing the common corner of Lots 7 and 8, Baxters Eastwood Plan at 6.00 feet, a total of 165.30 feet to the point of beginning and containing 54,266 square feet or 1.246 acres.

Remaining part of Lot No. 4, all of Lots 5, 6 and 7, Map of Baxter's Eastwood Place being all of the remaining property conveyed to the Trustees of the Eastland Church of Christ by deeds recorded in Book 3768, Page 225, Book 1718, Page 201, and Book 3768, Page 225, R.O.D.C., Tennessee.

Lot No. 2 Plan of Edgefield Hospital, Inc. being the same property conveyed to Williamson Associates by Deed Book 7087, Page 196, R.O.D.C., Tennessee (to be verified by title search) and part of Alley No. 1007 to be abandoned.

The Grantor's source of interest in the property is a Warranty Deed recorded in Book 10598, Page 068, and a Quitclaim Deed recorded in Book 10598, Page 072, and a Warranty Deed recorded in Book 10209, Page 491, in the Register's Office of Davidson County, Tennessee.

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Project: Gallatin

EXHIBIT "E"

1. All assessments and taxes due in 1998, and thereafter.

2. Stipulation on plat recorded in Deed Book 7900, Page 194, in the Register's Office of Davidson County, Tennessee, designated as Special Note. N.A. as follows: Lot No. 2 and No. 4 are to be used for required accessory off-street parking for Lot No. 1, until otherwise approved by the Metro Planning Commission.

BOOK 10767 PG 721

3. Parking Easement Agreement, as recorded in Book 8362, Page 528, in the Register's Office of Davidson County, Tennessee, as amended in Book 8583, Page 914, and as further amended and restated in Book 10099, Page 773, in the said Register's Office, as further amended by First Modification to Amended and Restated Parking Easement Agreement dated the 17th day of July, 1997, recorded in Book 10598, Page 52, aforesaid records.

4. All matters shown or as specified on that plat of Survey prepared for Regency Realty Group, Inc., by Roger H. Fuqua, Tennessee R.L.S. Number 502, with RAGAN-SMITH-ASSOCIATES, INC., Address: 315 Woodland Street, Nashville, Tennessee 37206, dated September 20, 1996, as revised on September 24, 1996, and as last revised on the 3rd day of January, 1997, designated as Job No. 96-103.

5. All matters shown or as specified on that Regency Realty Subdivision dated June 5, 1997, recorded August 27, 1997, in Book 8250, Page 794, aforesaid records.

6. Lease dated October 7, 1997, by and between Regency Realty Group, Inc., a Florida corporation and Eckerd Corporation, a Delaware corporation, for lease of property located at 700 Gallatin Pike, Nashville, Davidson County, Tennessee 37206, as amended by Lease Amendment No. 1 dated _____, 19___.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10767 PAGE 722

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
2706946.00
CON TX 10015.70
PRFEE 1.00
WDEED 20.00
TOTAL 10036.70
CHECK 10036.70

01/26/98 01 09:56 0001 5380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03931 94
IDENTIFICATION REFERENCE

98 JAN 26 AM 9:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1245982