BOX 2

74040084

# SPECIAL WARRANTY DEED

BK/PG 10964:931

FROM: T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company, Grantor

This instrument was prepared by:
CHRISTOPHER M. BLANTON
THE STOLAR PARTNERSHIP
911 WASHINGTON AVENUE
ST. LOUIS, MISSOURI 63101

TO: UNION PLANTERS BANK, NATIONAL ASSOCIATION
Grantee

Address New Owner as Follows:
UNION PLANTERS BANK, NATIONAL ASSOCIATION
401 Union Street
Nashville, Tennessee 37219

Name and Address of the person or Entity Responsible for the Payment of Real Property Taxes

UNION PLANTERS BANK, NATIONAL ASSOCIATION
401 Union Street
Nashville, Tennessee 37219

Map Parcel Numbers
135 -0- 249
and 135-0-302

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STATE OF MISSOURI
COUNTY OF ST. LOUIS

The actual consideration or value, whichever is greater, for this transfer is Five Hundred eighty Five Thousand and No/100 Dollars ($585,000.00).

Union Planters Bank N.A.
by Steve Hammond SVP
Affiant

SUBSCRIBED AND SWORN TO before me this the 4th day of December, 1998.

Notary Public

My Commission Expires: 11/28/98

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FOR AND IN CONSIDERATION OF the sum of Five Hundred Eighty Five Thousand and No/100 Dollars ($585,000.00), the receipt and sufficiency of which are hereby acknowledged, T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company, ("Grantor") has bargained and sold and by these presents does transfer and convey unto UNION PLANTERS BANK, NATIONAL ASSOCIATION, a national banking association, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

A parcel of land in the 27th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being Outparcel "C" of Nashboro Village Retail Center of record in Plat Book 9700, Page 463, Register's Office for Davidson County, Tennessee.

This Property is unimproved property located at the corner of MURFREESBORO ROAD and NASHBORO BOULEVARD.

This conveyance is expressly made subject to all conditions, easements, restrictions, and other matters of record, taxes not due and payable, and zoning.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor further covenants and binds Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand as of the 29TH day of MAY, 1998.

T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company

By: REGENCY CENTERS, L.P., a Delaware limited partnership, Authorized Member

By: REGENCY REALTY CORPORATION, a Florida corporation, General Partner

By: _____

Print Name: STEPHEN M. NOTESTINE

Title: Vice President

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Before me, CHRISTOPHER M. BLANTON, a Notary Public of said County and State personally appeared STEPHEN M. NOTESTINE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a vice president of Regency Realty Corporation, a Florida corporation and the general partner of Regency Centers, L.P., a Delaware limited partnership the authorized member of T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by its authorized member by himself as its Vice President.

Witness my hand and seal, at Office, in St. Louis County, Missouri, this 29TH day of MAY, 1998.

_____
Notary Public

My Commission Expires: 1.14.2000

CHRISTOPHER M BLANTON
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. JAN. 14,2000

KIM4093
May 18, 1998

6865 06/05 0101 03CHECK 2173.50

98 JUN -5 PM 12:5

0446903 IDENTIF. # REFERENCE

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10964 PG 933

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 585000.00
CON TX 2164.50
PRFEE 1.00
WDEED 8.00
TOTAL 2173.50
CHECK 2173.50

06/05/98 01 12:58 0001 6865

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0446903
IDENTIF. # REFERENCE
98 JUN -5 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1302764