Box 67
T-7638

PREPARED BY:
William H. Mathieu
Fine and Block
2060 Mt. Paran Rd., Ste 106
Atlanta, Georgia 30327

RETURN TO:
FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217

File No.:

BOOK 11443 PG. 119

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO:
121 West Forsyth Street Suite 200 Jacksonville, FL 32202	121 West Forsyth Street Suite 200 Jacksonville, FL 32202	161-84.02

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,

Jerry M. Turrentine and Betty A. Turrentine
hereinafter referred to as "GRANTOR",

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

Regency Realty Group, Inc.
hereinafter referred to as "GRANTEE",

his/her heirs and assigns, all that certain tract of parcel of land described as follows, to wit:

SEE EXHIBIT " A"

ATTACHED HERETO

5063 04/22 0101 03CHECK 729.51

TAXES FOR THE YEAR 1999 ARE TO BE PRORATED BETWEEN GRANTOR AND GRANTEE HEREIN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs, successors and assigns forever, and Grantor covenants with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple, is unencumbered unless otherwise herein set out; and Grantor further covenants and bind his/her self, his/her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor herein has set his/her hand on this the 20TH day of APRIL, 1999.

Jerry M. Turrentine
by Betty A. Turrentine POA
Jerry M. Turrentine

Betty A. Turrentine
Betty A. Turrentine

99 APR 22 PM 2:03
05773355
IDENTIFICATION REFERENCE
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

O:\WHM\REGENCY\OLDHICK\WARDEED.TUR

****

STATE OF TENNESSEE: }

COUNTY OF DAVIDSON: }

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared BETTY A. TURRENTINE, to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS MY HAND and Notarial Seal on this the 20 day of **APRIL**, 1999.

Notary Public

My Commission Expires:

My Commission Expires November 24, 2001

****

STATE OF TENNESSEE: }

COUNTY OF DAVIDSON: }

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared BETTY A. TURRENTINE, the person who executed the foregoing instrument on behalf of Jerry M. Turrentine, who acknowledged that she executed the same as the free act and deed of said Jerry M. Turrentine, and for the purposes therien contained.

WITNESS MY HAND and Notarial Seal on this the 20 day of **APRIL**, 1999.

Notary Public

My Commission Expires:

My Commission Expires November 24, 2001

****

STATE OF TENNESSEE: }

COUNTY OF **DAVIDSON**: }

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer. or the value of the property transferred, whichever is greater, is **$190,949.00.**

Affiant

Sworn to and Subscribed before me on this the 20 day of **APRIL** 1999.

Notary Public

My Commission Expires:

My Commission Expires November 24, 2001

****

O:\WHM\REGENCY\OLDHICK\WARDEED.TUR

EXHIBIT A

BOOK 11443 PG. 121

OLD PARCEL 84.02

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WIDTH VARIES, AT A CORNER COMMON WITH THE PROPERTY OF HARRIS H. WILLIAMS, ET UX, AS OF RECORD IN DEED BOOK 5004, PAGE 641, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WITH THE WESTERLY PROPERTY LINE OF HARRIS H. WILLIAMS, ET UX, SOUTH 08 DEG 48 MIN 37 SEC WEST, 112.05 FEET TO AN IRON ROD SET;

THENCE WITH THE NORTHERLY PROPERTY LINE OF HARRIS H. WILLIAMS, ET UX, NORTH 87 DEG 03 MIN 39 SEC WEST, 49.06 FEET TO AN IRON ROD SET;

THENCE NORTH 86 DEG 27 MIN 04 SEC WEST, 198.57 FEET TO AN IRON ROD SET;

THENCE NORTH 81 DEG 49 MIN 19 SEC WEST, 44.37 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH THE PROPERTY OF HJL, L.P., AS OF RECORD IN DEED BOOK 9194, PAGE 893, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF HJL, L.P., NORTH 05 DEG 43 MIN 07 SEC WEST, 113.16 FEET TO AN EXISTING PK NAIL IN ROCK, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SOUTH 85 DEG 57 MIN 34 SEC EAST, 222.96 FEET TO AN EXISTING PK NAIL IN ROCK;

THENCE WITH A CURVE TO THE RIGHT, ALONG AN ARC LENGTH OF 97.41 FEET, THE CENTRAL ANGLE OF WHICH IS 00 DEG 29 MIN 20 SEC, THE RADIUS OF WHICH IS 11417.16 FEET, THE CHORD OF WHICH IS SOUTH 85 DEG 42 MIN 54 SEC EAST, 97.41 FEET TO THE POINT OF BEGINNING. CONTAINING 34,718 SQUARE FEET OR 0.797 ACRES MORE OR LESS.

A DRAWING ATTACHED HERETO AS EXHIBIT A-1 FACILITATES THIS DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO JERRY M. TURRENTINE, ET UX, AS OF RECORD IN DEED BOOK 8301, PAGE 799, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said tract of land also identified as Old Parcel 84.02 on that certain "Subdivision Plat of Regency/Brentwood East Edmondson Pike at Old Hickory Boulevard", dated March 17, 1999, last revised April 14, 1999, recorded at Plat Book 9200, Page 890, Davidson County, Tennessee records.

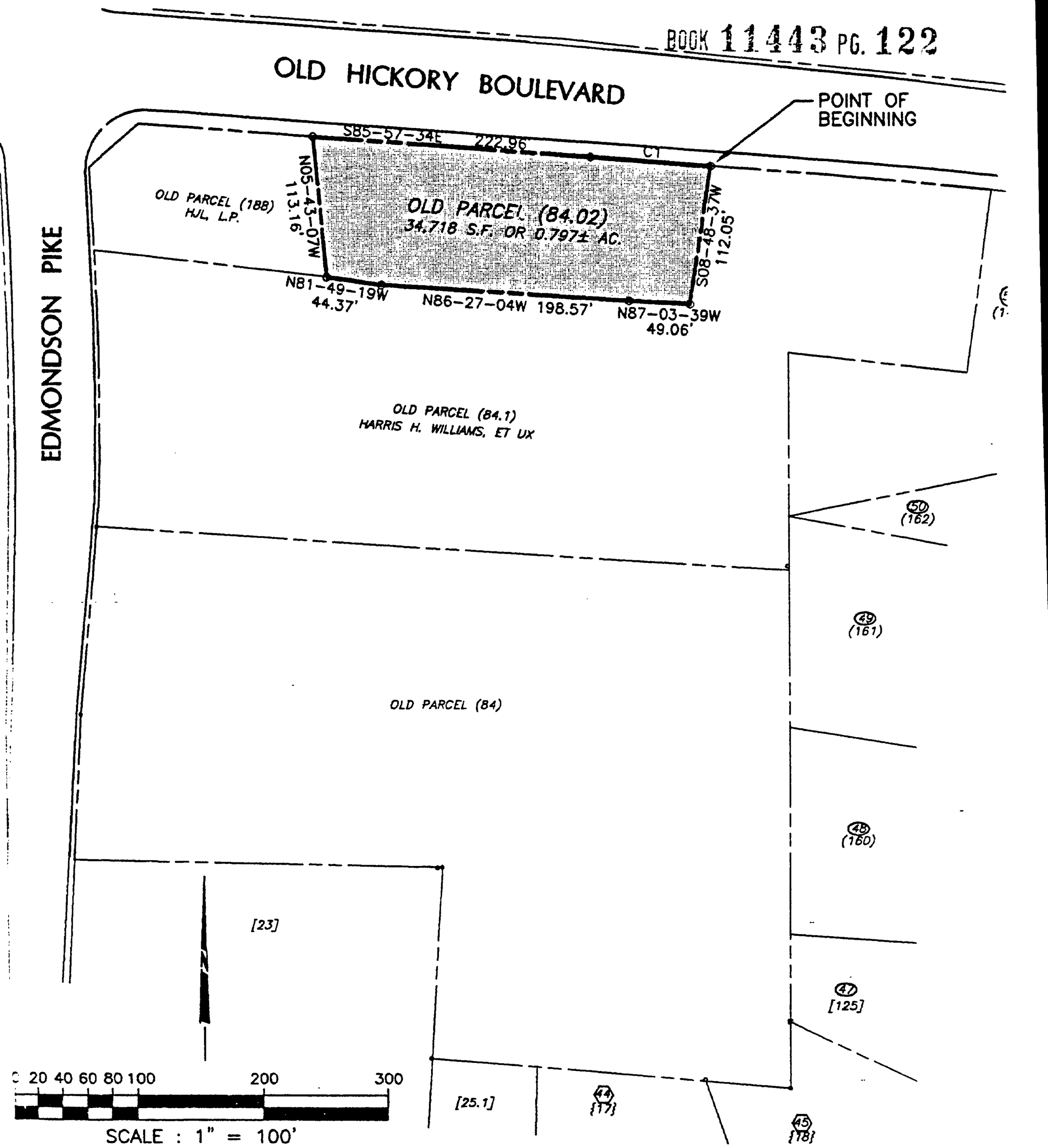
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

COMPILED BY : LITTLEJOHN ENGINEERING ASSOCIATES, INC.
DESCRIPTION WRITTEN BY: CHERRY LAND SURVEYING AND LITTLEJOHN ENGINEERING ASSOCIATES, INC.

98243DES.dwg

EXHIBIT A-1

BOOK 11443 PG. 122



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	00-29-20	11417.16'	48.70'	97.41'	97.41'	N85-42-54W

EASEMENTS OR ENCUMBRANCES NOT SHOWN

TAX MAP 161
OLD PARCEL 84.02

NASHVILLE-DAVIDSON COUNTY-TENNESSEE

LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
1935 Twenty-First Avenue South Nashville, Tennessee 37212 Phone 615-385-4144

MARCH 23, 1999 98243DES.dwg

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UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"
(Williams, Turrentine)

1. General and special taxes or assessments on real estate for 1999 and subsequent years not yet due and payable.

2. Matters shown on that certain ALTA/ACSM Land Title Survey of Tax Map 161, Parcels 84.01, 84.02, and 188, prepared by Cherry Land Surveying (R. Scott Cherry, Tenn. R.L.S. No. 1512), dated February 9, 1999, last revised APRIL 20, 1999.

3. Matters shown on that certain "Subdivision Plat of Regency\Brentwood East Edmondson Pike at Old Hickory Boulevard" dated March 17, 1999, last revised April 14, 1999, recorded at Plat Book 7900, Page 890, Davidson County, Tennessee records.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11443 PG. 124

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

0577355

IDENTIFICATION REFERENCE

99 APR 22 PM 2:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONT

CONT

CAMT
190949.00
CON TX 706.51
PRFEE 1.00
WDEED -20.00
CFEE 2.00
729.51

729.51
TOTAL 729.51
CHECK 729.51

04/22/99 01 14:06 0001 5863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475806