Box 61
T-1638

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.:

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	161-188

BOOK 11443 PG. 125

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,

H.J.L., LP, a Tennessee limited partnership
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

B804 04/22 0101 03CHECK 1928.50

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, except as provided in Exhibit "B" annexed hereto.

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

H.J.L., LP

By: Hoyt Eakes
Hoyt Eakes, as its General Partner

99 APR 22 PM 2:04
REGISTER
DAVIDSON COUNTY, TN.

05771356
IDENTIFICATION REFERENCE

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

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

****

STATE OF TENNESSEE: }

COUNTY OF DAVIDSON: }

BOOK 11443 PG. 126

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared Hoyt Eakes, to me known (or proved by sufficient evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as general partner of the Grantor, on behalf of the Grantor, and for the purposes therein contained.

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: November 24, 2001

Jamie L. Taylor
Notary Public

11-24-2001

****

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 **$515,000.00.**

William E. Wallis, Jr.
Affiant

SUBSCRIBED TO AND SWORN before me on this the 20TH day of APRIL, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Jamie L. Taylor
Notary Public

11-24-2001

****

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

EXHIBIT A

BOOK 11443 PG. 127

OLD PARCEL 188

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

BEGINNING AT A PK NAIL SET, AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WIDTH VARIES, AND THE EASTERLY RIGHT-OF-WAY LINE OF EDMONDSON PIKE, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF EDMONDSON PIKE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SOUTH 85 DEG 57 MIN 34 SEC EAST, 140.37 FEET TO AN EXISTING PK NAIL, AT A CORNER COMMON WITH THE PROPERTY OF JERRY M. TURRENTINE, ET UX, AS OF RECORD IN DEED BOOK 8301, PAGE 799, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, WITH THE WESTERLY RIGHT-OF-WAY LINE OF JERRY M. TURRENTINE, ET UX, SOUTH 05 DEG 43 MIN 07 SEC EAST, 113.16 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY PROPERTY LINE 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 WITH THE NORTHERLY PROPERTY LINE OF HARRIS H. WILLIAMS, ET UX, NORTH 83 DEG 41 MIN 11 SEC WEST, 187.35 FEET TO A CHISELED "X" IN SIDEWALK, IN THE EASTERLY RIGHT-OF-WAY LINE OF EDMONDSON PIKE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF EDMONDSON PIKE, WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 66.70 FEET, THE CENTRAL ANGLE OF WHICH IS 01 DEG 18 MIN 50 SEC, THE RADIUS OF WHICH IS 2908.79 FEET, THE CHORD OF WHICH IS NORTH 03 DEG 43 MIN 17 SEC WEST, 66.70 FEET TO A CHISELED "X" IN SIDEWALK;

THENCE NORTH 48 DEG 00 MIN 32 SEC EAST, 52.80 FEET TO THE POINT OF BEGINNING. CONTAINING 19,047 SQUARE FEET OR 0.437 ACRES MORE OR LESS.

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

BEING THE SAME PROPERTY CONVEYED TO HJL, L.P., AS OF RECORD IN DEED BOOK 9194, PAGE 893, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

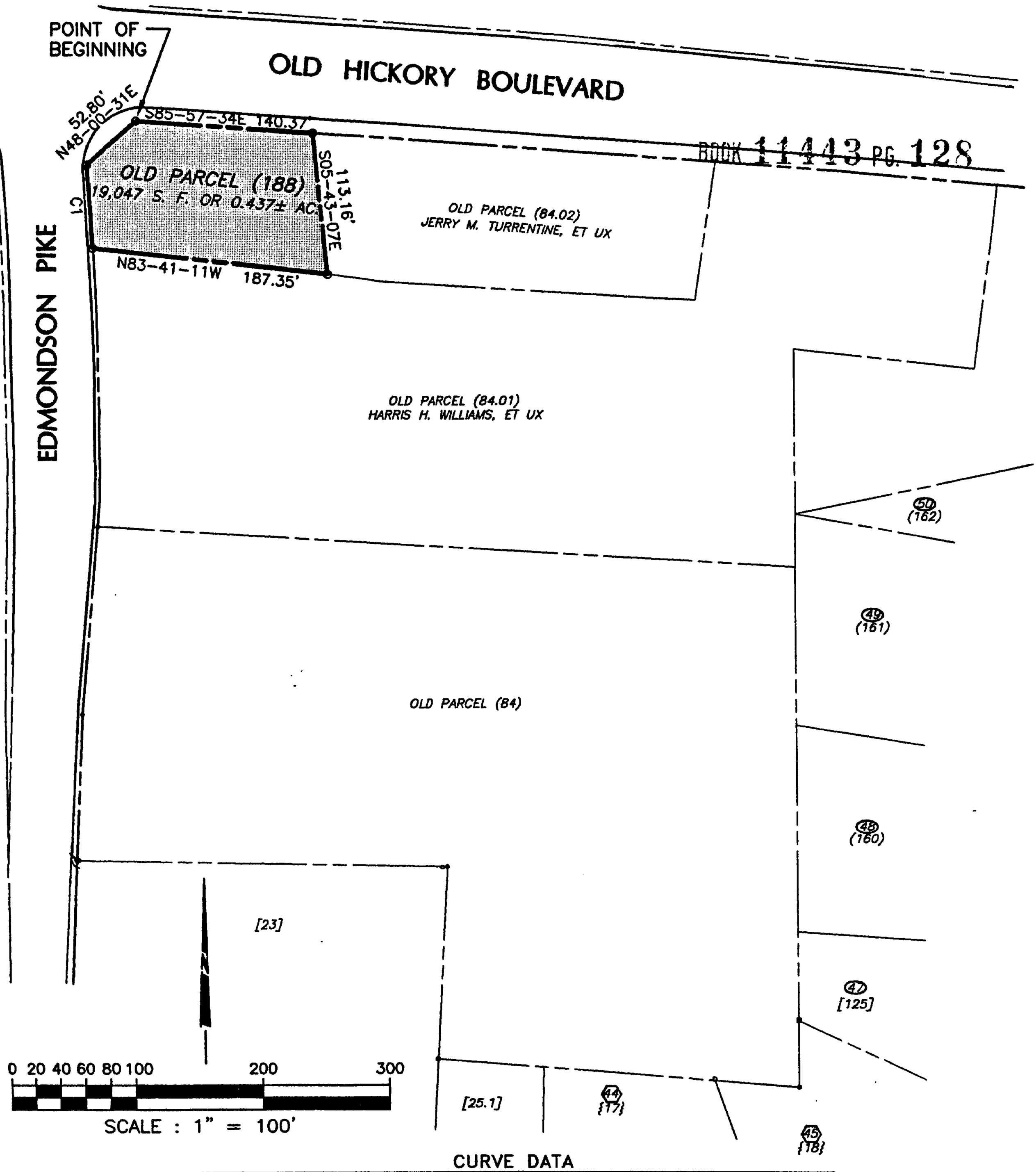
Said tract of land also identified as Old Parcel 188 on that certain "Subdivision Plat of Regency/Brentwood East Edmondson Pike at Old Hickory Boulevard", dated March 17, 1999, last revised April 14, 1999, recorded at Plat Book 9100, Page 890, Davidson County, Tennessee records.

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. 128

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	01-18-50	2908.79'	33.35'	66.70'	66.70'	N03-43-17W

EASEMENTS OR ENCUMBRANCES NOT SHOWN

TAX MAP 161
OLD PARCEL 188

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

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

EXHIBIT "B"
(HJL)

BOOK 11443 PG. 129

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

2. Rights of tenants in possession under the following unrecorded leases:

   (a) Lease Agreement dated May 6, 1994, between HJL, L.P., as Lessor, and Liquors, Inc., as Lessee;

   (b) Lease Agreement dated February 8, 1996, between HJL, L.P., as Landlord, and Grace Cleaners, as Tenant;

   (c) Lease Agreement dated xxx, 19xx, between HJL, L.P., as Landlord, and Char-lee Corp. d/b/a Little Caesars, as Tenant.

3. 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 3/30, 1999.

4. 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 9700, Page 890, Davidson County, Tennessee records.

O:\WHM\REGENCY\OLDHICK\HJL.EXB

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11443 PG. 130

0577356
IDENTIF. & REFERENCE

99 APR 22 PM 2:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
515000.00
CON TX 1905.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1928.50
CHECK 1928.50

04/22/99 01 14:07 0001 5864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475807