Box 61
T-1638

BOOK 11443 PG. 131

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Regency Realty Group, Inc. 121 West Forsyth Street, Ste. 200 Jacksonville, FL 32202	Same	161/84.01 (Partial)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HARRIS H. WILLIAMS and wife, REBECCA W. WILLIAMS ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto REGENCY REALTY GROUP, INC., a Florida corporation ("GRANTEE"), its successors and assigns, certain real estate in Brentwood, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 5700 Edmondson Pike, Nashville, Davidson County, Tennessee 37027.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTORS make no warranty as to the amount of acreage contained in the Property.

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

GRANTORS further covenant and bind themselves, their heirs, successors, representatives, 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 (other than claims arising out of the matters set forth on Exhibit B).

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

WITNESS our hands this 20TH day of April, 1999.

Harris H. Williams
HARRIS H. WILLIAMS

Rebecca W. Williams
REBECCA W. WILLIAMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED a Notary Public in and for said County and State, the within-named HARRIS H. WILLIAMS and REBECCA W. WILLIAMS, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 20TH day of April, 1999.

NOTARY PUBLIC AT LARGE
My Commission Expires November 24, 2001

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer ~~is~~ $ 460,443.00

Affiant

NOTARY PUBLIC AT LARGE
My Commission Expires November 24, 2001

Subscribed and sworn to before me, this the 20TH day of April, 1999.

Notary Public
My Commission Expires: _____

PROPERTY DESCRIPTION

Land in the 31st Councilmanic District of Davidson County, Tennessee according to a survey made by James L. Murphy, Jr., Surveyor dated November, 1975 more particularly described as follows:

Beginning at a point in the easterly margin of Edmondson Pike said point being 155 feet more or less in a southerly direction along the easterly margin of Edmondson Pike from the southeast corner of the Edmondson Pike and Old Hickory Boulevard; thence south 88° 9' 16" east 244.37 feet to a point, north 86° 14' east 225.0 feet to an iron pin, south 4° 13' east 217.3 feet to an iron pin, south 88° 24' west 439.81 feet to an iron pin in the easterly margin of Edmondson Pike; thence along the easterly margin of Edmondson Pike north 3° west 79.39 feet to a point; thence in a northerly direction along the easterly margin of Edmondson Pike 144.91 feet to the point of beginning.

Being the same property conveyed to GRANTORS by deed of record in Book 4990, page 739, Register's Office for Davidson County, Tennessee.

Included in the land described above, but excluded from the Property conveyed hereby, is that property conveyed to the State of Tennessee by deed of record in Book 7875, page 744, said Register's Office, including land described as follows:

Beginning at the point of intersection of the existing east margin of Edmonson Pike and the south boundary of the Jane B. Eakes property; thence with said south boundary south 83 degrees 08 minutes 00 seconds east 12.65 feet to a point; thence with the proposed east margin of said road (1) with a 2908.79 foot radius curve right and southerly 201.95 feet (2) south 04 degrees 25 minutes 10 seconds west 21.56 feet to a point; thence with the north boundary of the Jerry M. Turrentine and Betty A. Turrentine property north 86 degrees 00 minutes 00 seconds west 11.07 feet to a point; thence with said existing margin northerly 228 feet more or less to the point of beginning containing 2560 square feet and being part of the property conveyed by Phillip Saindon and Norman Wofford, Co-Executors under the Will of Edna Mai Wofford Turrentine, Nellie W. Turrentine, and Jerry M. Turrentine to Harris H. Williams and wife, Rebecca Williams as of record in Books (1) 4990, (2) 5004, and pages (1) 739, and (2) 641, Register's Office for Davidson County, Tennessee.

5865 04/22 0101 03CHECK 1722.64

EXHIBIT A

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EXCEPTIONS TO TITLE

1. Property taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Easements and other matters set forth in that Warranty Deed of record in Book 7875, page 744, said Register's Office.

3. Sewer easement set forth in Book 5332, page 662, said Register's Office.

4. All matters shown on the Plat of Regency/Brentwood East, of record in Plat Book 9700, page 890, said Register's Office.

5. All 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.

05777357
IDENTIFICATION REFERENCE
99 APR 22 PM 2:05
REGISTER
COUNTY, TN.

EXHIBIT B

wpdocs\williams.reb\040562-0\exceptions.2ac

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11443 PG. 135

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

0577357

IDENTIF. & REFERENCE

99 APR 22 PM 2:05

BILL GARRETT
DAVIDSON COUNTY, TN

CAMT
460443.00
CON TX 1703.64
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1722.64
CHECK 1722.64

04/22/99 01 14:07 0001 5865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475808