Box 61
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. 146

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO:
P.O. Box 140510 Nashville, TN 37214	P.O. Box 140510 Nashville, TN 37214	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,

Regency Realty Group, Inc.

hereinafter referred to as "GRANTOR",

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

H.J.L., LP, a Tennessee Limited Partnership

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

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 on Exhibit "B" annexed hereto.

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

0577360
IDENTIF. & REFERENCE

99 APR 22 PM 2:06
CHILL GAP REGISTER
DAVIDSON COUNTY, TN.

Regency Realty Group, Inc.

By: _____
Its: VP

o:\whm\regency\oldhick\deed.rgc

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

****

STATE OF ~~TENNESSEE~~ Georgia }

COUNTY OF Fulton : }

BOOK 11443 PG. 147

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared Timothy L. Zay, 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 V-P of the Grantor, on behalf of the Grantor, and for the purposes therein contained.

WITNESS MY HAND and Notarial Seal on this the 19th day of April, 1999.

Notary Public

My Commission Expires:

Notary Public, Fulton County, Georgia.
My Commission Expires April 23, 2000.

****

STATE OF TENNESSEE: }

COUNTY OF Fulton : }

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer. or the value of the property transferred, whichever is greater, is ~~$10.00.~~ $660,000

Affiant

SUBSCRIBED TO AND SWORN before me on this the 19th day of APRIL, 1999.

Notary Public

My Commission Expires:

Notary Public, Fulton County, Georgia.
My Commission Expires April 23, 2000.

****

o:\whm\regency\oldhick\deed.rgc

EXHIBIT A

LOT 2

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 2 OF REGENCY-BRENTWOOD EAST SUBDIVISION (~~AS HEREINAFTER DESCRIBED PLAT~~), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Plat Book 9700, Page 890

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY RESERVATION LINE OF OLD HICKORY BOULEVARD, WIDTH VARIES, AT THE NORTHEAST CORNER OF LOT 1 OF SAID REGENCY-BRENTWOOD EAST SUBDIVISION;

THENCE WITH THE SOUTH RIGHT-OF-WAY RESERVATION LINE OF SAID OLD HICKORY BOULEVARD SOUTH 85 DEG 57 MIN 32 SEC EAST 149.01 FEET TO A POINT, THE NORTHEAST CORNER OF LOT 3 OF SAID REGENCY-BRENTWOOD EAST SUBDIVISION;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY RESERVATION LINE OF OLD HICKORY BOULEVARD AND WITH CONTIGUOUS LINES OF SAID LOT 3 THE FOLLOWING;
THENCE SOUTH 03 DEG 28 MIN 10 SEC WEST 175.65 FEET TO A POINT,
THENCE NORTH 86 DEG 31 MIN 50 SEC WEST 149.00 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1;

THENCE WITH THE CONTIGUOUS LINE OF SAID LOT 1 NORTH 03 DEG 28 MIN 10 SEC EAST 177.14 FEET TO THE POINT OF BEGINNING.

CONATINING 26,283 SQUARE FEET OR 0.603 ACRE MORE OR LESS.

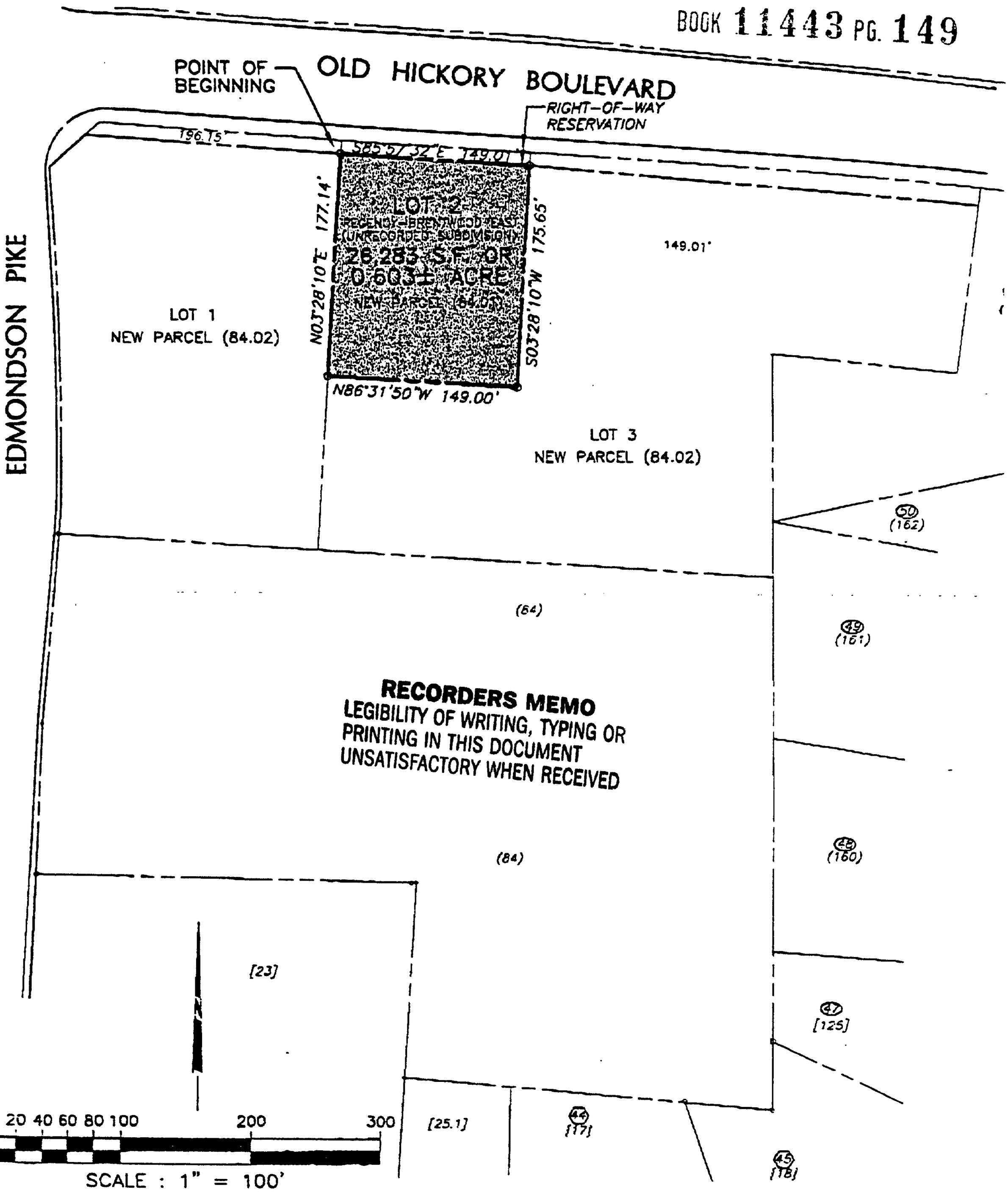
A DRAWING ATTACHED HERETO AS EXHIBIT ~~B~~ A-1 FACILITATES THIS DESCRIPTION.

As 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, which plat is incorporated by reference herein.

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

EXHIBIT A-1

BOOK 11443 PG. 149



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

EASEMENTS OR ENCUMBRANCES NOT SHOWN

LOT 2
REGENCY-BRENTWOOD EAST SUBDIVISION
(AN UNRECORDED PLAT)
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 REV. 6-15-99

EXHIBIT "B"
(RRGI)

BOOK 11443 PG. 150

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

2. Reciprocal Easement Agreement dated APRIL 20, 1999, by and between REGENCY REALTY GROUP, INC., JERRY M. TURRENTINE AND BETTY A. TURRENTINE, and H.J.L., LP., and recorded at Deed Book 11443 Page 152, Davidson County, Tennessee records.

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 9700, Page 890, aforesaid records.

4. Matters shown on that certain plat known as "ALTA/ACSM Land Title Survey of Lot 2 Regency/Brentwood East", dated April 20, 1999, bearing the seal of R. Scot Cherry, Tenn. RLS No. 1512.

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

5868 04/22 0101 03CHECK 2465.00

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. 151

0577360

IDENTIF. & REFERENCE

99 APR 22 PM 2:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	660000.00
CON TX	2442.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2465.00
CHECK	2465.00

04/22/99 01 14:09 0001 5868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475811