Dot Exh A

PREPARED BY:
William H. Mathieu, Esq.
Fine and Block
2060 Mount Paran Road, N.W.
Suite 106 - Paran Place
Atlanta, Georgia 30327-2935

RETURN TO:

File No.:

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GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO:
Edmondson Pike, LLC C/O First Allegheny Acquisition Co. 5812 Darlington Road Pittsburgh, PA 15217	Edmondson Pike, LLC C/O First Allegheny Acquisition Co. 5812 Darlington Road Pittsburgh, PA 15217	Map 161 Parcel 84.01

SPECIAL 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., **A** Florida **CORPORATION,**

hereinafter referred to as "GRANTOR",

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

Edmondson Pike, LLC, a Tennessee limited liability company,

hereinafter referred to as "GRANTEE",

it's successors and assigns, the following described property, to wit:

SEE ATTACHED

EXHIBIT "A"

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

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interest thereto belonging, or in anywise appertaining unto the said Grantee, it's successors and assigns forever. Grantor hereby warrant the title to said property against the lawful claims of all persons claiming, or, to claim the same or any part thereof, by, through, or under the said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor herein has caused its name to be affixed hereto by its duly authorized officer on this the 1st day of September, 1999.

Regency Realty Group, Inc.

BY: _____

Name: ROBERT C. GILLANDER, JR.

Title: SR. VICE PRESIDENT INVESTMENTS

99 SEP 15 AM 9:29
06359921
REAL ESTATE TRANSFER TAX
0101 03CHECK 3645.00
09/15

F:\data\forms\p&s\swd.tn

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STATE OF FLORIDA: }

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COUNTY OF DUVAL: }

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared Robert C. Gillander Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an officer authorized to execute the instrument of Regency Realty Group, Inc., the within bargainer, a corporation, and that such officer as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as grantor.

WITNESS my hand and Notarial Seal this 1st day of September, 1999.

Vickie Schley

My Commission Expires: _____ Notary Public

Notary Public, State of Florida
My comm. expires Aug. 17, 2001
Comm. No. CC 872347

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STATE OF FLORIDA: }

COUNTY OF DUVAL: }

I HEREBY SWEAR OR AFFIRM that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$980,000.00.**

Affiant

SUBSCRIBED TO AND SWORN before me on this the 1st day of September 1999.

Vickie Schley

My Commission Expires: _____ Notary Public Vickie Schley

Notary Public, State of Florida
My comm. expires Aug. 17, 2001
Comm. No. CC 872347

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Exhibit "A"

All that tract and parcel of land described as "Lot 3" on that certain plat recorded in Plat Book 9700, Page 890, Davidson County, Tennessee, records, which plat is incorporated by reference herein, together with appurtenant easements contained in the Reciprocal Easement Agreement recorded at Deed Book 11443, Page 152, Davidson County, Tennessee, records.

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EXHIBIT "B"

(Permitted Exceptions)

1.

General and special taxes or assessments for 1999 and subsequent years not yet due and payable.

2.

Reciprocal Easement Agreement between Regency Realty Group, Inc., Jerry M. Terrentine and Betty A. Terrentine dated April 20, 1999, recorded in Deed Book 11443, Page 152, Davidson County, Tennessee, records.

3.

Matters shown on that certain "Subdivision Plat of Regency / Brentwood East, Edmonson Pike at Old Hickory Boulevard" dated March 17, 1999, last revised April 14, 1999, recorded at Plat Book 9700, Page 890, aforesaid records.

4.

All matters that would be shown by a current, accurate survey of the subject property.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

063592I

REFERENCE

99 SEP 15 AM 9:29

CAMT
98000.00
CON TX 3626.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 3645.00
CHECK 3645.00

09/15/99 01 09:33 0001 8512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516485