Box 49

SPECIAL WARRANTY DEED

BOOK 11709 PAGE 376

FROM: T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company, Grantor

This instrument was prepared by:
CHRISTOPHER M. BLANTON
THE STOLAR PARTNERSHIP
911 WASHINGTON AVENUE
ST. LOUIS, MISSOURI 63101

TO: KROGER LIMITED PARTNERSHIP I, Grantee

Address New Owner as Follows:	Name and Address of the person or Entity Responsible for the Payment of Real Property Taxes	Map Parcel Numbers
KROGER LIMITED PARTNERSHIP I 2620 Elm Hill Pike Nashville, TN 37214 Attn: Real Estate Dept.	KROGER LIMITED PARTNERSHIP I 2620 Elm Hill Pike Nashville, TN 37214 Attn: Real Estate Dept.	To Be Assigned

---

STATE OF MISSOURI
COUNTY OF ST. LOUIS

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand and No/100 Dollars ($100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me this the 1st day of FEBRUARY, 1999.

CHRISTOPHER M BLANTON
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. JAN. 14 2002

Notary Public

My Commission Expires:

FOR AND IN CONSIDERATION OF the sum of One Hundred Thousand and No/100 Dollars ($100,000.00), the receipt and sufficiency of which are hereby acknowledged, T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company, ("Grantor") has bargained and sold and by these presents does transfer and convey unto KROGER LIMITED PARTNERSHIP I, an Ohio limited partnership, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

A parcel of land in the 27th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being Outparcel "A" of Nashboro Village Retail Center of record in Plat Book 9700, Page 463, Register's Office for Davidson County, Tennessee.

This Property is unimproved property located near the corner of MURFREESBORO ROAD and NASHBORO BOULEVARD.

This conveyance is expressly made subject to all conditions, easements, restrictions, and other matters of record, taxes not due and payable, and zoning.

Being a portion of the same property conveyed to T & M Nashboro Development Company, L.L.C. by deed of record in Book 10488 page 759, RODC

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

And Grantor further covenants and binds Grantor, its successors 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 claiming by, through or under Grantor, but not further or otherwise.

Witness my hand as of the 15 day of FEBRUARY, 1999.

T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company

By: REGENCY CENTERS, L.P., a Delaware limited partnership, Authorized Member

By: REGENCY REALTY CORPORATION, a Florida corporation, General Partner

By: _____

Print Name: STEPHEN M. NOTESTINE

Title: Vice President

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Before me, CHRISTOPHER M. BLANTON, a Notary Public of said County and State personally appeared STEPHEN M. NOTESTINE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a Vice President of Regency Realty Corporation, a Florida corporation and the general partner of Regency Centers, L.P., a Delaware limited partnership the authorized member of T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by its authorized member by himself as its Vice President.

15 Witness my hand and seal, at Office, in St. Louis County, Missouri, this day of FEBRUARY, 1999.

_____
Notary Public

My Commission Expires: 1.14.2000

CHRISTOPHER M BLANTON
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. JAN. 14, 2000

KIM/520930.W51
January 29, 1999

06482212

RECEIVED FOR RECORD
99 OCT 20 AM 9:01
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

10 0101 03CHECK 381.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11709 PAGE 378

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

0648212

REFERENCE

99 OCT 20 AM 9:01

REGISTER
DAVIDSON COUNTY, TN.

CAMT	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	381.00
CHECK	381.00

10/20/99 01 09:04 0001 1588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1529392