Box 49

NAME AND ADDRESS TO WHICH FUTURE TAX BILLS ARE TO BE SENT:

New Nashboro LLC
c/o Regency Realty Corporation
12655 Olive Blvd., Suite 200
St. Louis, MO 63141

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Christopher M. Blanton
The Stolar Partnership
911 Washington Avenue
7th Floor
St. Louis, MO 63101

Map _____ Parcel To be Assigned

BOOK 11709 PAGE 379

QUIT CLAIM DEED EVIDENCING MERGER

THIS INDENTURE, made this 2nd day of February, 1999, by and between T&M NASHBORO DEVELOPMENT COMPANY, L.L.C., a Tennessee limited liability company (hereinafter referred to as "Grantor"), and NEW NASHBORO LLC, a Delaware limited liability company (hereinafter referred to as "Grantee")(the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H, That:

WHEREAS, Grantor has merged into Grantee; and

WHEPEAS, Grantor desires to confirm the transfer of title by operation of law in such merger to the herein described real property and to cause record title thereto to be shown as vested in the Grantee.

NOW THEREFORE, Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged by these presents, does hereby remise, convey, and forever quit claim unto the said Grantee all of Grantor's right, title and interest in and to those tracts of parcels of land described on Exhibit A, attached hereto and incorporated herein by this reference, together with all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument under seal as of the day and year first above written.

GRANTOR:

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: Daniel Fox

Title: Senior Vice President

STATE OF MISSOURI)
) SS
COUNTY OF ST. ~~LOUIS~~ Charles)

On this 2nd day of February, 1999, before me appeared Daniel Fox to me personally known, who, being by me duly sworn, did say that He is the Senior Vice President of Regency Realty Corporation, a Florida corporation and General Partner of Regency Centers, L.P., a Delaware limited partnership and Authorized Member of T&M Nashboro Development Company, L.L.C., a Tennessee limited liability company, and that said instrument was signed in behalf of said corporation, partnership and limited liability company, by authority of its Board of Directors, partners and members; and said person acknowledged said instrument to be the free act and deed of said corporation, partnership and limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

NOTARY SEAL
MICHELLE A. EDELEN
Notary Public - STATE OF MISSOURI
COUNTY OF ST. CHARLES
My Commission Expires: March 12, 2002

My term expires:

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

The actual consideration for this transfer is zero (0).

Affiant

Subscribed and sworn to before me this 2nd day of February, 1999.

Notary Public

My commission expires: _____

NOTARY SEAL
MICHELLE A. EDELEN
Notary Public - STATE OF MISSOURI
COUNTY OF ST. CHARLES
My Commission Expires: March 12, 2002

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the Shopping Center Parcel as shown on PUD Boundary and Final Subdivision Plat, Nashboro Village Retail Center, as of record in Plat Book 9700 Page 463, R.O.D.C.

Being a portion of the same property conveyed to T & M Nashboro Development Company, L.L.C. by deed of record in Book 10455, page 759 R.O.D.C.

064821 3

[illegible] LAWRENCE

99 OCT 20 AM 9:02

[illegible] REGISTER
DAVIDSON COUNTY, TN.

1585 10/20 0101

03CHECK 18.00