PREPARED BY:
Bret L. Block, Esq.
Fine and Block Attorneys
2060 Mount Paran Road, Suite 106
Atlanta, Georgia 30327

RETURN TO:
Andrew E. Wolf, Esq.
Perimeter Title Services, Inc.
1215 Hightower Trail
Building A, Suite 100
Atlanta, Georgia 30350

File No.:

GRANTEE'S ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO:
Larry M. Yother and Donna H. Yother 4723 Buckingham Drive Chattanooga, TN 37421	Larry M. Yother and Donna H. Yother 4723 Buckingham Drive Chattanooga, TN 37421	161000188.00

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

LARRY M. YOTHER AND DONNA H. YOTHER

hereinafter collectively referred to as "GRANTEE",

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

SEE ATTACHED

EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 12/22/00 13:02 4pgs
Fees:19.00 Taxes:13505.00
20001222-0125697

This conveyance, and the warranty of title contained herein, are made subject to those matters described in Exhibit "B" attached hereto and made a part hereof.

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 18th day of December, 2000.

REGENCY REALTY GROUP, INC.

BY: _____
Name: WILLIAM T. GULLIFORD
Title: Vice Pres.

****

STATE OF FLORIDA: }

COUNTY OF Duval : }

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared William I. Gulliford 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 Pres., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice Pres..

WITNESS my hand and Notarial Seal this 13th day of December, 2000.

YONA C. SHARP
MY COMMISSION # CC 954086
EXPIRES: September 15, 2004
Bonded Thru Notary Public Underwriters

My Commission Expires:

Yona C. Sharp
Notary Public

****

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 $3,650,000.00

W.H.
Affiant WILLIAM I. GULLIFORD

SUBSCRIBED TO AND SWORN before me on this the 13th day of December 2000.

YONA C. SHARP
MY COMMISSION # CC 954086
EXPIRES: September 15, 2004
Bonded Thru Notary Public Underwriters

My Commission Expires:

Yona C. Sharp
Notary Public

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EXHIBIT "A"

Legal Description

LOT 1

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT 1 OF REGENCY–BRENTWOOD EAST SUBDIVISION (AN UNRECORDED PLAT), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT–OF–WAY RESERVATION LINE OF OLD HICKORY BOULEVARD, WIDTH VARIES AND THE EASTERLY RIGHT–OF–WAY LINE OF EDMONDSON PIKE, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT–OF–WAY LINE OF EDMONDSON PIKE WITH THE SOUTHERLY RIGHT–OF–WAY RESERVATION LINE OF OLD HICKORY BOULEVARD, SOUTH 85 DEG 57 MIN 32 SEC EAST, 196.15 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE LEAVING THE SOUTHERLY RIGHT–OF–WAY RESERVATION LINE OF OLD HICKORY BOULEVARD, AND WITH LOT 2 THEN LOT 3 OF SAID SUBDIVISION SOUTH 03 DEG 28 MIN 10 SEC WEST, 314.24 FEET TO A POINT IN THE NORTH LINE OF JERRY M. TURRENTINE, ET UX, AS OF RECORD IN DEED BOOK 8301, PAGE 799, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THENCE WITH THE NORTHERLY PROPERTY LINE OF JERRY M. TURRENTINE, ET UX, NORTH 86 DEG 31 MIN 50 SEC WEST, 198.91 FEET TO AN EXISTING IRON ROD, IN THE EASTERLY RIGHT–OF–WAY LINE OF EDMONDSON PIKE;

THENCE WITH THE EASTERLY RIGHT–OF–WAY LINE OF EDMONDSON PIKE, NORTH 04 DEG 25 MIN 10 SEC EAST, 21.56 FEET TO AN EXISTING IRON ROD;

THENCE WITH A CURVE TO THE LEFT, ALONG AN ARC LENGTH OF 268.65 FEET, THE CENTRAL ANGLE OF WHICH IS 05 DEG 17 MIN 30 SEC, THE RADIUS OF WHICH IS 2908.79 FEET, THE CHORD OF WHICH IS NORTH 01 DEG 43 MIN 57 SEC WEST, 268.55 FEET TO A CHISELED "X" IN SIDEWALK;

THENCE NORTH 48 DEG 00 MIN 32 SEC EAST, 38.16 FEET TO THE POINT OF BEGINNING. CONTAINING 65,593 SQUARE FEET OR 1.506 ACRES MORE OR LESS.

A DRAWING ATTACHED HERETO AS EXHIBIT B FACILITATES THIS DESCRIPTION.

THE UNRECORDED PLAT OF "REGENCY–BRENTWOOD EAST SUBDIVISION" REFERRED TO IN THIS DESCRIPTION IS TO BE RECORDED IN THE IMMEDIATE FUTURE. IT IS BEING PROCESSED BY CHERRY LAND SURVEYING OF NASHVILLE, TENNESSEE.

Being the same property conveyed to Regency Realty Group, Inc by deeds 11097/467, 11221/321, 11097/462, 112 21/335, 11221/326.

EXHIBIT "B"

1. Taxes for the year 2000 and subsequent years not yet due and payable.

2. Lease dated April 29, 1999, between Grantor and Eckerd Corporation, and Short Form Lease by and between said parties dated May 18, 1999, recorded in Instrument No. 200001180005994, Davidson County, Tennessee, records.

3. Reciprocal Easement Agreement by and between Regency Realty Group, Inc. and Jerry M. Turrentine and Betty A. Turrentine and H.J.L., LP, dated April 20, 1999, recorded in Deed Book 11443, Page 152, aforesaid records.

4. Storm Water Detention Agreement by and between Regency Realty Group, Inc. and The Metropolitan Government of Nashville and Davidson County, dated June 11, 1999, recorded in Deed Book 11539, Page 136, aforesaid records.

5. All other matters recorded in the real estate records of Davidson County, Tennessee, as of November 21, 2000.

6. All matters as would be shown on a current and accurate survey of the Property as of November 21, 2000.

7. All zoning and other governmental regulations, laws, and restrictions affecting the Property.