Box 49
53762

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM B. DRESCHER
DINSMORE & SHOHL LLP
SUITE 1100, BANK OF AMERICA PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

Davidson County DEEDWARR
Recvd: 12/17/02 16:05 5pgs
Fees:28.00 Taxes:2977.02
20021217-0155807

GRANTOR: ELLEN K. WOOLAVER

GRANTEE: REGENCY REALTY GROUP, INC.

Address New Owner as Follows:	**Send Tax Bills: To:**	**Map Parcel No.**
121 West Forsyth St.	SAME	PART OF
Suite 200		158/34
Jacksonville, FL 32202		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($ 10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **ELLEN K. WOOLAVER**, the **GRANTOR**, herein, does hereby bargain, sell, and convey to **REGENCY REALTY GROUP, INC., GRANTEE**, herein, its successors and assigns, the following described real property situated in Davidson County, Tennessee, being more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is unimproved property at the southeast corner of the intersection of Hillsboro Road and Old Hickory Boulevard in Nashville, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Four Thousand Six Hundred Dollars and 00/100 cents ($ 804,600.00).

Affiant: _____

Sworn to and subscribed before me, this Dec. 17, 2002.

Pamela B. Hampton Notary Public

My Commission Expires 12/17/03

PAMELA B. HAMPTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of December, 2002.

GRANTOR

Ellen K. Woolaver

Ellen K. Woolaver

CITY OF TORONTO)
PROVINCE OF ONTARIO)
CANADA)

Personally appeared before me, JANE ELIZABETH MORLEY, a Notary Public in and for Ontario, Canada, Ellen Kelly Woolaver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12TH day of December, 2002.

Jane Elizabeth Morley

Notary Public

My Commission Expires: NO EXPIRY DATE

JANE ELIZABETH MORLEY NOTARY PUBLIC ONTARIO

EXHIBIT A

Property Description

Being a portion of a parcel of land lying in the Second Civil District of Nashville, Davidson County, Tennessee. Said parcel is located in the Southeast quadrant of the intersection of Hillsboro Pike and Old Hickory Boulevard and being more particularly described as follows:

Beginning at the point of intersection of the south margin of Old Hickory Boulevard and the west boundary of the Congregation Micah of record in Deed Book 9488, page 566, R.O.W.C.,

Thence, along or near the line of said Congregation Micah, the next three calls: South 30°07'53" West, 290.27 feet to an iron pin;

Thence, South 11°55'51" West, 105.73 feet to an iron pin;

Thence, South 08°35'13" West, 225.99 feet to an iron pin;

Thence, with the line of Timothy A. Kelly of record in Deed Book 475, page 387, R.O.W.C., South 84°18'01" West, 294.60 feet to an iron pin;

Thence, with a new line of division, North 55°10'34" West, 297.21 feet to an iron pin in the easterly margin of Hillsboro Pike;

Thence, with said margin the next five calls:

With a curve concave to the southeast having a radius of 13181.87 feet and a central angle of 0°05'48" and being subtended by a chord which bears North 34°53'02" East 22.25 feet with an arc length of 22.25 feet and a tangent length of 11.13 feet to a point;

Thence, North 34°55'56" East, 183.87 feet to a point;

Thence, North 38°34'21" East, 189.01 feet to a point;

Thence, North 34°55'56" East, 193.68 feet to a point;

Thence, North 42°31'59" East, 60.04 feet to a point;

Thence, with a curve concave to the south having a radius of 40.64 feet and a central angle of 57°21'59" and being subtended by a chord which bears North 73°45'24" East 39.01 feet with an arc length of 40.69 feet and a tangent length of 22.23 feet to a point in the southerly margin of Old Hickory Boulevard;

Thence, with said margin the next four calls;

South 77°33'36" East, 42.29 feet to a point;

Thence South 70°53'08" East, 68.34 feet to a point;

Thence, with a curve concave to the north, having a radius of 5779.58 feet and a central angle of 1°17'41" and being subtended by a chord which bears South 71°31'59" East 130.60 feet with an arc length of 130.60 feet and a tangent length of 65.30 feet to a point;

Thence, South 76°21'00" East, a distance of 86.32 feet to the Point of Beginning and containing 292,760 square feet or 6.72 acres, more or less.

Being the same property conveyed to Ellen K. Woolaver from Timothy A. Kelly, Trustee of the Thomas A. Kelly Testamentary Trust by quitclaim deed recorded as Instrument No. 20020729-0090663 in the Register's Office for Davidson County, Tennessee.

The above description is taken from the Boundary Survey of Kelly Property by Theodore J. Stevenson II (Tennessee Surveyor License No. 2136), Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212, last revised June 28, 2002. The property has subsequently been surveyed by Ragan Smith Associates, Kenneth Shreeve, (Tennessee Surveyor License No. 2298) 315 Woodland Street, Nashville, TN 37206, surveyed dated Nov. 8, 2002.

EXHIBIT B

Encumbrances

1. Real Property Ad Valorem taxes for 2003 and subsequent years.

2. Overhead Line Easement to Metropolitan Government of Nashville and Davidson county, as set forth in instrument recorded in Book 11620, page 583, Register's Office for Davidson County, Tennessee.

3. Bollards situated on the subject real property and gas valves possibly located on the subject property as shown on survey for Regency Realty Group, Inc., Job No. 02-075, dated November 8, 2002, prepared by Ragan Smith Associates