3/B
Bass
Lincoln

Davidson County DEEDWARR
Recvd: 03/31/06 16:00 5 pgs
Fees:28.00 Taxes:6055.05
20060331-0036975

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (ALG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alabama 1031 Property Exchange, Inc., as Qualified Exchange Accommodation Titleholder for AmSouth Bank, an Alabama State Banking Corporation c/o Coale, Dukes, Kirkpatrick & Crowley, P.C. 2610-B Dauphin Street, Suite 101 Mobile, Alabama 36606	Same	147-3/54

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, HARDING PLACE, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto Alabama 1031 Property Exchange, Inc., as Qualified Exchange Accommodation Titleholder for AmSouth Bank, an Alabama State Banking Corporation ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever, subject, however, to the matters set forth on Exhibit B attached hereto.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (except with respect to those matters set forth on Exhibit B), but not further or otherwise.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 31st day of March, 2006.

HARDING PLACE, LLC, a Delaware limited liability company

By Regency Realty Group, Inc., a Florida corporation, its manager

By: _____
Name: DAVID A. McNULTY
Title: VICE PRESIDENT

STATE OF Florida)

COUNTY OF Duval)

Personally appeared before me, the undersigned, a Notary Public, David A. McNulty with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of Regency Realty Group, Inc., a Florida corporation that is the manager of Harding Place, LLC, a Delaware limited liability company, and he, as its Vice President is authorized by the corporation, the corporation being authorized by the limited liability company, to execute this instrument on behalf of the corporation in its capacity as manager of said limited liability company.

WITNESS my hand, at office, this 29th day of March, 2006.

_____
Notary Public

My Commission Expires: _____

ANNE T. PULLO
MY COMMISSION EXPIRES
November 21, 2008
#DD 339590
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,636,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public

My Commission Expires: Sept 22, 2007

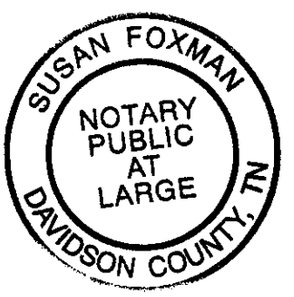


EXHIBIT A

[Property Description]

Being a tract of land in Nashville, Tennessee, lying in the 26th District of Rutherford County and being Lot 3 of the Final Plat of the Unified Plat of Subdivision of Harding Mall Outlots, as recorded in Instrument Number 20050803-0091049, Register's Office for Davidson County, Tennessee. Bounded on the west by the eastern right-of-way of Nolensville Road (State Route 11); bounded on the north by Lot 2 and Lot 1 of the said Final Plat; bounded on the east by Lot 1 of said Final Plat; and bounded on the south by Lot 4 of said Final Plat. Said tract also being described as follows:

PONT OF BEGINNING being the southwest corner of the tract being described and being a set point lying on said eastern right-of-way (width varies) of Nolensville Road, said point being N 02 deg. 55'33" E 202.5' from the centerline intersection of Nolensville Road and Harding Place; thence along said right-of-way of Nolensville Road N 13 deg. 31'09" W 222.04' to a set point, said point being the northwest corner of the tract being described; thence leaving said right-of-way of Nolensville Road with the following: N76 deg. 28'50 " E 28.90' to a set point; thence N 78 deg. 35'11" E 15.88' to a set point; thence S 83 deg. 33'57" E 25.36' to a set point; thence N 80 deg. 20'33" E 115.50' to a set point; said point being the northeast corner of the tract being described; thence S 13 deg. 32'39" E 202.10' to a set point, said point being the southeast corner of the tract being described; thence S 77 deg. 21'01 W 147.90 ' to a set point; thence S 59 deg. 18'17" W 18.09' to a set point; thence S 77 deg. 00'00" W 18.77' to the point of beginning

Being a part of the same property conveyed to Harding Place, LLC by deed of record at Instrument No. 20050211-0016144, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Encumbrances]

1. Real estate taxes for the year 2006, a lien not yet due and payable.

2. Rights of others in Cross-Easement Agreement as of record in Book 9087, page 101, re-recorded in Book 9100, page 929 as amended in Book 9776, page 984.

3. Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as set forth in instrument recorded in Book 8120, page 513.

4. Plats of record at Instrument Nos. 20050728-0088578 and 20050803-0091049.

5. Declaration of Easements, Covenants, Conditions and Restrictions as set forth at Instrument No. 20060310-0028257.