

JOHNSON BRUCE M  
Form 4  
February 12, 2007

**FORM 4**

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
JOHNSON BRUCE M

2. Issuer Name and Ticker or Trading Symbol  
REGENCY CENTERS CORP  
[REG]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)  
121 W FORSYTH ST, STE 200  
(Street)

3. Date of Earliest Transaction (Month/Day/Year)  
02/08/2007

Director  10% Owner  
 Officer (give title below)  Other (specify below)  
Chief Financial Officer

JACKSONVILLE, FL 32202

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Ownership (Instr. 4)
			Code	V	Amount or Price		
Common Stock	02/08/2007		M		2,696 A \$ 26.4	246,331	D
Common Stock	02/08/2007		M		4,992 A \$ 46.5	251,323	D
Common Stock	02/08/2007		M		13,046 A \$ 48.85	264,369	D
Common Stock	02/08/2007		M		20,099 A \$ 51.36	284,468	D
Common Stock	02/08/2007		M		4,671 A \$ 53.7	289,139	D

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Common Stock	02/08/2007	M	1,820	A	\$ 54.05	290,959	D
Common Stock	02/08/2007	F	33,153	D	\$ 92.79	257,806	D

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	Amount or Number of Shares
				Code	V (A) (D)	Date Exercisable Expiration Date	Title	
Employee Stock Option (right to acquire)	\$ 26.4	02/08/2007		M	2,696	12/14/2002 12/14/2011	Common Stock	2,696
Employee Stock Option (right to acquire)	\$ 46.5	02/08/2007		M	4,992	09/07/2004 01/01/2011	Common Stock	4,992
Employee Stock Option (right to acquire)	\$ 48.85	02/08/2007		M	9,310	10/28/2004 01/01/2011	Common Stock	9,310
Employee Stock Option (right to acquire)	\$ 48.85	02/08/2007		M	3,736	12/09/2004 12/14/2011	Common Stock	3,736
Employee Stock Option	\$ 51.36	02/08/2007		M	20,099	01/17/2006 01/17/2015	Common Stock	20,099

(right to acquire)

Employee Stock

Option	\$ 53.7	02/08/2007	M	4,671	12/16/2004	01/01/2011	Common Stock	4,671
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(right to acquire)

Employee Stock

Option	\$ 54.05	02/08/2007	M	1,820	12/14/2004	12/14/2011	Common Stock	1,820
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(right to acquire)

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
JOHNSON BRUCE M 121 W FORSYTH ST STE 200 JACKSONVILLE, FL 32202	X		Chief Financial Officer	

## Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for Bruce M. Johnson

02/12/2007

\_\_Signature of Reporting Person

Date

## Explanation of Responses:

\* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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