FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL								
OMB Number:	3235-0287							
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0.5

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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).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

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		f Reporting Person*								or Tradi ERS		ymbol ORP [F	REG]			Relationship heck all appl		ng Pei	rson(s) to Is	suer	
<u>DLAIN</u>	KEN5III.	P C RUNALI	<u>D</u>			X Director			or Joint/Group or Joint/Group or Joint/Group or Joint/Group or Joint/Group or filed by Mor or		10% Owner										
(Last) (First) (Middle)																	Officer (give title below) Other (spe below)			specify	
C/O VEI	RDE REAL	TY			00/	177.	-011														
5847 SA	N FELIPE,	SUITE 4400			4.1	f Am	endmen	t, Date	e of O	riginal F	iled	(Month/D	Day/Yea	r)		Individual or Joint/Group Filing (Check Appl Line)				oplicable	
(Street)														["	X Form filed by One Reporting Person						
HOUST	ON T	X	77057											Form filed by More than One Reporting Person							
(City)	(S	tate)	(Zip)																		
		Tab	le I - Noi	n-Deriv	ative	Se	curiti	es A	cqu	ired, [Disp	osed	of, or	Bene	ficia	lly Owne	d				
1. Title of	(Month/Day/Year) if any				ıtion Date,		3. Transaction Code (Instr. 8)						d Securit Benefic Owned	ies cially Following	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)		7. Nature of Indirect Beneficial Ownership				
										Code	v	Amount		A) or D)	Price	Transac	irector ifficer (give title elow) al or Joint/Group orm filed by One orm filed by More orm filed by Mor	ction(s)			(Instr. 4)
Common	Stock			05/17	7/201	1				M		2,000)(1)	A	\$0	\$0 26,178			D		
Common	Stock			05/17	7/201	1				M		290	(2)	A	\$0	26	5,468		D		
		Т		Deriva (e.g., p												y Owned					
1. Title of	2.	3. Transaction	3A. Deeme	ed	4.		5. Nu	ımber	6. D	ate Exer	cisal		7. Title	and	163)	8. Price of			10.	11. Nature	
Derivative Security (Instr. 3)	Conversion or Exercise Price of Derivative Security	Date (Month/Day/Year)	Execution if any (Month/Da		Transa Code (8)		Deriv Secu Acqu (A) o Disp of (D	or osed) r. 3, 4			tion Date //Day/Year) Amount of Securities Underlying Derivative Sec (Instr. 3 and 4)			Derivative Security (Instr. 5)	Securities Beneficiall Owned Following Reported Transactio	ly	Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	of Indirect Beneficial Ownership (Instr. 4)			
					Code	v	(A)	(D)	Date Exe	e rcisable		piration ate	Title	or Nu of	nount mber ares						
Restricted Stock (2007 Grant)	\$0	05/17/2011			M			500		(1)		(1)	Comm Stock		500	\$0	0		D		
Restricted Stock (2008 Grant)	\$0	05/17/2011			M			500		(1)		(1)	Comm Stock		500	\$0	500		D		
Restricted Stock (2009 Grant)	\$0	05/17/2011			M			500		(1)		(1)	Comm Stock		500	\$0	1,000		D		
Restricted Stock (2010 Grant)	\$0	05/17/2011			M			500		(1)		(1)	Comm Stock		500	\$0	1,500		D		
Dividend Equivalent Rights	(3)	05/17/2011			M			290		(4)		(4)	Comm Stock		290	\$0	0		D		

Explanation of Responses:

- 1. Vesting of restricted stock grant. Shares vest 25% per year beginning on the first anniversary of the date of grant.
- 2. Settlement of dividend equivalent units which accrued upon vesting of restricted stock.
- 3. 1-for-1 based upon dividends related to the underlying restricted stock.
- 4. The dividend equivalents settle on vesting of restricted stock granted pursuant to Regency's Long Term Omnibus Plan.

Remarks:

/s/ Michael B. Kirwan, Attorney-in-Fact for C. Ronald 05/19/2011 Blankenship

** Signature of Reporting Person

Date

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

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

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.

^{*} 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).