

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP**

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

OMB APPROVAL	
OMB Number:	3235-0287
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1. Name and Address of Reporting Person* <b>WORRELL TERRY N</b>			2. Issuer Name and Ticker or Trading Symbol <b>REGENCY CENTERS CORP [ REG ]</b>			5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner Officer (give title below) Other (specify below)		
(Last)	(First)	(Middle)	3. Date of Earliest Transaction (Month/Day/Year) <b>11/02/2004</b>			6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person Form filed by More than One Reporting Person		
<b>6909 VASSAR</b>			4. If Amendment, Date of Original Filed (Month/Day/Year)					
(Street)	(City)	(State)	(Zip)					
<b>DALLAS</b>	<b>TX</b>	<b>75205</b>						

**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 Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	11/02/2004		M		1,250	A	\$22.0625	33,046	D	
Common Stock	11/02/2004		M		1,250	A	\$24.6	34,296	D	
Common Stock	11/02/2004		M		1,250	A	\$29.9	35,546	D	
Common Stock	11/02/2004		F		1,926	D	\$49.67	33,620	D	
Common Stock								7,500	I	By Trust

**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 Securities Underlying Derivative Security (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	V	(A)	(D)	Date Exercisable	Expiration Date						Title
Directors Stock Option (right to buy)	\$22.0625	11/02/2004		M			1,250	05/03/2001	05/03/2010	Common Stock	1,250	\$0	3,750	D	
Directors Stock Option (right to buy)	\$24.6	11/02/2004		M			1,250	05/01/2002	05/01/2011	Common Stock	1,250	\$0	3,750	D	
Directors Stock Option (right to buy)	\$29.9	11/02/2004		M			1,250	05/07/2003	05/07/2012	Common Stock	1,250	\$0	3,750	D	
Directors Stock Option (right to buy)	\$49.67	11/02/2004		A			555	11/02/2004	05/03/2010	Common Stock	555	\$0	555	D	
Directors Stock Option (right to buy)	\$49.67	11/02/2004		A			619	11/02/2004	05/01/2011	Common Stock	619	\$0	619	D	
Directors Stock Option (right to buy)	\$49.67	11/02/2004		A			752	11/02/2004	05/07/2012	Common Stock	752	\$0	752	D	

Explanation of Responses:

/s/ Linda Y. Kelso, Attorney-in-Fact for Terry N. Worrell 11/04/2004

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

\* 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.

**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.**