~~RETURN TO:~~
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

Surveyed By:

Galyon W. Northcutt
2607 Forest View Drive
Antioch, TN 37013

Prepared By:

Suzanne Bessette-Smith
Shefsky & Froelich Ltd.
444 North Michigan Ave.
Chicago, Illinois 60611

Parcel Number: (Map 175) 119

WARRANTY DEED

BOOK 9609 PG 320

THIS DEED is made and delivered as of the 1st day of March, 1995, between J. L. Williams, a married individual ("Grantor"), and Jonell Williams, his wife and First Industrial, L.P., a Delaware limited partnership and registered to do business in the State of Tennessee as First Industrial Tennessee, L.P. ("Grantee"), whose address is 150 North Wacker Drive, Suite 150, Chicago, Illinois 60606.

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby sell and convey to Grantee, its successors and assigns forever, the real property located in Davidson County, Tennessee, more particularly described as :

See Exhibit "A" attached.

to have and to hold the aforesaid land, together with all and singular heriditaments, appurtenances, buildings and improvements related thereto or located thereon, and any tenements and easements related thereto (collectively the "Real Property"), subject only to those conditions listed on Exhibit "B" attached hereto ("Permitted Exceptions"), and to real estate taxes for the year 1995.

The benefits and obligations hereunder shall inure to, and be binding upon, the heirs, executors, administrators, personal representatives, successors and assigns of the respective parties hereto, and Grantor, for himself and his successors and assigns does hereby covenant and agree to and with Grantee, its heirs, successors and assigns that Grantor shall and hereby does warrant title to the Real Property and will defend the same against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the undersigned caused this Warranty Deed to be executed and delivered on the day and year first above written.

By: J. L. Williams
J. L. Williams,
a married individual

By: Jonell Williams
Jonell Williams,
a married woman and wife of
J.L. Williams

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BOOK 9609 PG 322

State of Texas)
) SS
County of Dallas)

On this 1st day of March, 1995, before me personally appeared J.L. Williams and Jonell Williams, to me personally known, who, being by me duly sworn, did say that they are the persons who signed said instrument and they acknowledged said instrument to be their free act and deed.

In testimony thereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

JULIA C. UNDERWOOD
MY COMMISSION EXPIRES
April 19, 1997

Julia C. Underwood
Notary Public

My Commission expires: _____

Send Tax Bills to: First Industrial, L.P.
150 Wacker Drive, Suite 150
Chicago, Illinois 60606

State of TEXAS)
) SS
County of DALLAS)

The actual consideration or value, whichever is greater, of this transfer is $2,750,000.00.

FIRST INDUSTRIAL, L.P.

By: First Industrial Realty Trust, Inc., its general partner

By: _____
Attorney and Agent

Subscribed and sworn to before me, this 1st day of March, 1995.

BEVERLY GRIESSE
Notary Public
State Of Texas
My Comm. Exp. Jan. 30, 1997

Beverly Griesse
Notary Public

My Commission expires: _____

This property consists of an improved parcel commonly known as: 1621 Heil-Quaker Blvd., Nashville, Tennessee.

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Exhibit A

Legal Description

Property lying in the 5TH Civil District, Davidson County, Tennessee, being Lot #1 on the plan of Interchange City Industrial Park, Section 26, as of record in plat book 4860, page 106, Register's office for said County; bounded on the east by Heil-Quaker Blvd., on the north and west by Interchange City Association property, Deed Book 6381, Page 227; on the south by the extension of Corporate Place, a street with a R.O.W. of 60', and more specifically described as follows:

Beginning on an iron pin at the corner of the west margin of Heil-Quaker Blvd and the north margin of Corporate Place (extension) and being the southeast corner of this tract; thence with the west margin of Heil-Quaker Blvd. N-4° 15' 19"-E, 971.61' to an iron pin at the northeast corner of this tract, thence leaving said Blvd. along the south margin of a proposed 60' street, N-85° 44' 32"-W, 506.24' to an iron pin at the northwest corner of this tract; thence 8-4° 15'
01"-W, 971.68' to an iron pin on the north margin or the extension of Corporate Place and being the southwest corner of this tract; thence with the margin of Corporate Place (extension) S-85° 45' 00"-E, 506.16' to an iron pin, the point of beginning, and containing 11.29 Acres according to a survey by Galyon W. Northcutt, TN RLS #1529.

ALSO KNOWN AS

Being in the City of Nashville, in the 5th Civil District of Davidson County, Tennessee and being Lot No. 1 of the Plat of Interchange City Industrial Park, Section XVI, as of record in Book 4860, page 106, Register's Office for said County, recorded June 17, 1976, and being more particularly described as follows:

Beginning at a point in the Westerly margin of Heil Quaker Blvd., said point being thirty feet north 4 degrees 15 minutes east of the intersection of the extended centerline of Corporate Place on the Westerly margin of Heil Quaker Blvd.; thence leaving the margin of Heil Quaker Blvd. North 85 degrees 45 minutes west a distance of 506.16 feet to a point; thence north 4 degrees 15 minutes east a distance of 971.61 feet to a point; thence south 85 degrees 45 minutes east a distance of 506.16 feet to a point, said point being in the west margin of Heil Quaker Blvd.; thence along the westerly margin of Heil Quaker Blvd. south 4 degrees 15 minutes west a distance of 971.61 feet to the point of beginning, containing an area of 11.290 acres.

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Being the same property conveyed to J.L. Williams, individually, by Quitclaim Deed from JLW, Inc., a Texas corporation, formerly J.L. Williams & Co., Inc., a Texas corporation, of record in Book 8417, page 584, Register's Office for Davidson County, Tennessee.

COMMONLY KNOWN AS: 1621 Heil Quaker Blvd.
Nashville, TN

38732
IDENTIF. & REFERENCE

95 MAR -2 PM 1:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6701 03/02 0101 03CHECK 10200.00

KDB/105510/022395/11:39am/BJS/1144

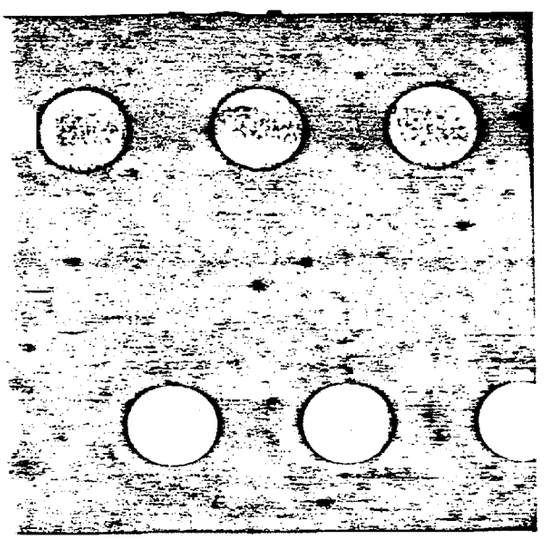
Exhibit B

Permitted Exceptions

1. Taxes for the year 1995 and all subsequent years.

2. All matters set forth on Plan of record in Plat Book 4860, Page 106, said Register's Office, which include a 20 foot minimum building setback line from Heil-Quaker Blvd., and a 20 foot public utility and drainage easement along the front and 10 foot public utility and drainage easement along the rear and both sides.

3. Restrictive covenants contained in instrument of record in Book 4673, Page 508, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

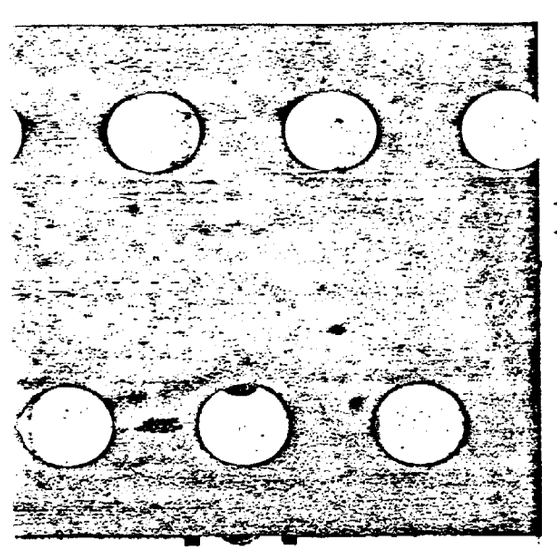
RECEIVED OF _____

FOR _____

BOOK 9609 PG 326

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 2750000.00
CONV TX 10175.00
PRFEE 1.00
WDEED 24.00
TOTAL 10200.00
CHECK 10200.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAR -2 PM 1:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

03/02/95 01 13:45 0001 6701

38732
IDENTIF. & REFERENCE

No. 886354