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THIS INSTRUMENT PREPARED BY:
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333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

BOOK 9909 PG 340

93 JAN -4 PM 3:11

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0138048

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that First Industrial L.P., a Delaware limited partnership ("Grantor"), for and in consideration of $10.00 in hand paid, does hereby bargain, sell, remise, release, quitclaim and convey unto First Industrial Mortgage Partnership, L.P., a Delaware limited partnership ("Grantee"), the following described real estate located in the County of Davidson, Tennessee, more particularly described on **Exhibit A** attached hereto, subject to those exceptions listed on **Exhibit B** hereto.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument on this the 26th day of December, 1995.

FIRST INDUSTRIAL, L.P., a Delaware limited partnership

By: First Industrial Realty Trust, Inc., a Maryland corporation, its sole general partner

By: _____
Its: Sr. Vice President Asset Management & chief ~~Executive~~ Operating Officer

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STATE OF ILLINOIS
COUNTY OF COOK

4760 01/04 0101 03CHECK 16.00

Personally appeared before me, SUSAN M. COLEMAN, a Notary Public in and for said State and County duly commissioned and qualified, MICHAEL W. ORLMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the V.P., ASSET MGMT. & CCO of First Industrial Realty Trust, Inc., a Maryland corporation (the "Constituent"), the sole general partner of First Industrial, L.P., a Delaware limited partnership (the "Maker"), and is authorized by the Maker or by its Constituent, the Constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 26th day of December, 1995.

Susan M. Coleman
Notary Public

My Commission Expires:

4-10-98

OFFICIAL SEAL
SUSAN M. COLEMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-10-98

KGS\FIRT119T.01
December 21, 1995

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PROPERTY ADDRESS:
1621 Heil Quaker Boulevard
Lavergne, Tennessee

MAIL TAX BILLS TO: (Person or Agency responsible for payment of taxes)
First Industrial Mortgage
Partnership, L.P.
150 North Wacker Drive
Suite 150
Chicago, Illinois 60606
Tax Parcel I.D.: Map 175, Parcel 119

State Tax:	$ .00
Register's Fee:	.00
Recording Fee:	12.00
Total:	$12.00

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I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 26th day of December, 1995.

Notary Public

My Commission Expires: 4-10-98

OFFICIAL SEAL
SUSAN M. COLEMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-10-98

KGS\FIRT119T.01
December 21, 1995

EXHIBIT 'A'

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 deg. 15' 19" E, 971.61 feet to an iron pin at the northeast corner of this tract, thence leaving said Blvd. along the south margin of a proposed 60-foot street, N 85 deg. 44' 32" W, 506.24 feet to an iron pin at the northwest corner of his tract; thence S 4 deg. 15' 01" W, 971.68 feet 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 deg. 45' 00" E, 506.16 feet 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 and 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.

Being the same property conveyed to First Industrial, L.P., a Delaware limited partnership, by deed from J. L. Williams, a married individual, and Jonell Williams, his wife, of record in Book 9609, page 320, Register's Office for Davidson County, Tennessee.

COMMONLY KNOWN AS: 1621 HEIL QUAKER BLVD.
LAVERGNE, TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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EXHIBIT B

LIST OF PERMITTED EXCEPTIONS

1621 Heil Quaker Boulevard, Lavergne, Tennessee

1. Restrictive Covenants contained in an instrument recorded in Book 4673, Page 508, Register's Office for Davidson County, Tennessee, omitting any covenant or violation based on race, color, religion, sex, handicap, familial status or national origin.

2. The following matters shown on the Plan recorded in Plat Book 4860, Page 106, Register's Office for Davidson County, Tennessee:

   a) 10 foot drainage and utility easement along North, South & West lot lines
   b) 20 foot drainage and utility easement along the East lot line
   c) 20 foot building setback along East lot line

3. Tenants in possession, as tenants only, under unrecorded leases.

4. Matters of survey as disclosed by survey dated September 24, 1994 and revised December 19, 1995 by Galyon W. Northcutt.

5. Taxes and assessments not yet due and payable.