BOOK 11133 PAGE 471

0493952

IDENTIFICATION REFERENCE

Bot 35

98 SEP 30 PM 12:34

REGISTER
DAVIDSON COUNTY, TN.

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:
FIRST INDUSTRIAL, L.P.	SAME
311 S. WACKER Drive Suite 4000	
CHICAGO, Illinois 60606	
TAX MAP PARCEL NUMBER(S): 183-53	

~~101670~~

LIMITED WARRANTY DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged;

AMTROL, INC., a Rhode Island Corporation, does hereby sell, transfer and convey unto FIRST INDUSTRIAL, L.P., a Delaware Limited Partnership, the following described Real Estate:

Being a parcel of land in the Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located in the Southwesterly quadrant of the intersection of Corporate Place and J. P. Hennessy Drive, being Lot No. 1 as shown on the plan of Section IX, Interchange City Industrial Park, as record in Book 4460, page 162, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point in the Westerly right-of-way line of J. P. Hennessy Drive, said point being Southerly terminus of a curve return to Corporate Place; thence, with said right-of-way line of J. P. Hennessy Drive South 26 degrees 51 minutes West, 189.80 feet to a point; thence, continuing with said right-of-way line with a curve to left 206.34 feet to the point of beginning, said curve having a central angle of 05 degrees 03 minutes 31 seconds, a radius of 2,321.83 feet, a tangent of 103.24 feet and a chord of South 24 degrees 18 minutes 15 seconds West, 206.28 feet; thence, leaving said right-of-way line with the Northerly line of Lot No. 1, as shown on the plan of Section 24, Interchange City Industrial Park as of record in Book 5200, page 137, in the Register's Office of Davidson County, Tennessee, and the Northerly line of property conveyed to Hennessy Industries, Inc., by deed of record in Book 5835, page 926, in the Register's Office of Davidson County, Tennessee, North 75 degrees 28 minutes West, 700.00 feet to a point; thence, leaving said line with the Easterly line of property conveyed to Joseph Hays Wilsatt by deed of record in Book 7167, page 624, in the Register's Office of Davidson County, Tennessee, North 14 degrees 32 minutes East, 450.00 feet to a point in the Southerly right-of-way line of Corporate Place; thence, with said right-of-way line the following calls: South 75 degrees 28 minutes East, 512.20 feet to a point; with a curve to the right 198.83 feet to a point; said curve having a central angle of 12 degrees 19 minutes, a radius of 924.93 feet; a tangent of 99.80 feet and a chord of South 69 degrees 18 minutes 30 seconds East, 198.45 feet; South 63 degrees 09 minutes East, 48.00 feet to a point; with a curve to the right of 39.27 feet to the point of beginning, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a tangent of 25.00 feet and a chord of South 18 degrees 09 minutes East, 35.36 feet.
REFERENCE is made for prior title to Deed of record in Book 8513, page 627, in the Register's Office of Davidson County, Tennessee.

Prepared By:
Hale, Hale & McInturff
Attorneys at Law
724 Cherry Street
Chattanooga, TN 37402

Meaning and intending to convey and hereby conveying the premises conveyed to Grantors by deed dated December 19, 1991 and recorded with the Register's Office for Davidson County, Tennessee in Book 8513, Page 627.

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

SUBJECT TO 20-foot easement for public utility and drainage purposes along the Northeast and West lines of said lot as shown on said plat.
SUBJECT TO 30-foot railroad easement along the Southern line of said lot as shown on said plat.
SUBJECT TO 20-foot sanitary sewer easement as shown on said plat.
SUBJECT TO restrictive covenants contained in instrument of record in Book 4673, page 508, in the Register's Office of Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
SUBJECT TO all matters shown on plat of survey prepared by Barge, Waggoner, Sumner & Cannon, Inc., File No. 10268-01.
SUBJECT TO Governmental zoning and subdivision ordinances or regulations in effect thereon.

The boundary survey made at the time of this conveyance and from which the within land was described was prepared by William C. Watson, License No. 1487, at address: 162 Third Avenue North, Nashville, TN 37201.

TO HAVE AND TO HOLD the said described Real Estate unto the said FIRST INDUSTRIAL, L.P., its successors and assigns, forever in fee simple.

AMTROL, INC. covenants that it has good right and lawful authority to sell and convey the said described Real Estate, and, it will forever warrant and defend the same against all other lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF AMTROL, INC. has hereunto caused its corporate name to be signed by its duly authorized officer, on this the 28TH day of SEPTEMBER, 1998.

AMTROL, INC.

By: Donald M. Reilly

Title: Donald M. Reilly CFO

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

STATE OF Rhode Island
COUNTY OF Kent

On this the 28th day of September, 1998, before me personally appeared Donald W. Burton, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Chief Executive Officer of CONTROL, INC., the within-named bargainor, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said bargainor, by himself as such officer.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Diane K. Yates
NOTARY PUBLIC

My Commission Expires:
4-8-02

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph B Thigpen
AFFIANT - Grantee

Subscribed and sworn to before me on
this 30TH day of SEPTEMBER, 1998.

Brenda L. Lane
NOTARY PUBLIC

My commission expires:
7-23-2001

7256 09/30 0101 03CHECK 5565-00

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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11133 PAGE 474

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	
				1500000.00
			CON TX	5550.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	5565.00
			CHECK	5565.00
		09/30/98	01	12:36 0001 7256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493952
IDENTIFICATION REFERENCE

98 SEP 30 PM 12:34
DAVIDSON CO. TN.

No. 1352562