Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Carlyle/FR Investors, L.L.C. c/o First Industrial, L.P. 311 South Wacker Drive Suite 4000 Chicago, IL 60606	Map 95-14 Parcel 114	Carlyle/FR Investors, L.L.C. c/o First Industrial, L.P. 311 South Wacker Drive Suite 4000 Chicago, IL 60606
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JGCjr) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BVT Acorn Distribution Center, Ltd., a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to Carlyle/FR Investors, L.L.C., a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all buildings, structures, and improvements thereon and all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 1040 Acorn Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage or square footage in the Property.

0910 10/07 0101 03CHECK 4829.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 6TH day of OCTOBER, 1998.

Notary Public
My Commission Expires: 7-23-2001

BRENDA S. LANE NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN

0513591.01
012455-017 09/28/98

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6 day of October, 1998.

BVT ACORN DISTRIBUTION CENTER, LTD.

By: BVT MANAGEMENT SERVICES, INC., as General Partner

By: J. Greer Cummings, Jr.

Title: Assistant Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Brenda S. Lane, Notary Public, J. Greer Cummings, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Sec. of BVT Management Services, Inc., a Tennessee corporation, and that said corporation is a general partner of BVT Acorn Distribution Center, Ltd., a Tennessee limited partnership, and that he is authorized by said corporation, said corporation being authorized by BVT Acorn Distribution Center, Ltd., to execute this instrument on behalf of BVT Acorn Distribution Center, Ltd.

WITNESS my hand, at office, this 6th day of October, 1998.

Brenda S. Lane

Notary Public

My Commission Expires: 7-23-2001

BRENDA S. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0513591.01
012455-017 09/28/98

EXHIBIT A

Land in the Third Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 45, Section 37, Metropolitan Industrial Park, a plan of which is of record in Book 4595, page 119, Register's Office for Davidson County, Tennessee. Said Lot No. 45 is more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Acorn Drive at the northwest corner of Metropolitan Industrial Park, Section 8, a plat of which is of record in Book 3842, page 217, said Register's Office; thence with the easterly margin of Acorn Drive, North 8 degrees 12 minutes West 252.98 feet to a concrete monument; thence North 81 degrees 48 minutes East 361.04 feet to a concrete monument; thence South 10 degrees 56 minutes East 36.32 feet to a concrete monument; thence South 26 degrees 11 minutes East 227.67 feet to a concrete monument; thence South 81 degrees 48 minutes West 433.06 feet to a concrete monument to the point of beginning, and containing 2.28 acres, more or less.

Being the same property conveyed to BVT Acorn Distribution Center, Ltd., a Tennessee limited partnership, by deed from BVT Management Services, Inc. of record in Book 6725, page 833, Register's Office for Davidson County, Tennessee.

0497406

IDENTIF. A REFERENCE

98 OCT -7 PM 12:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0514551.01
012455-017 09/28/98

EXHIBIT B

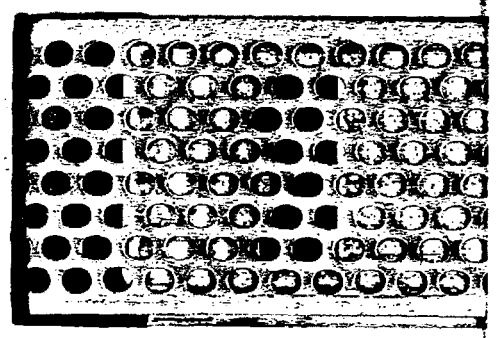
1. Real property taxes for the year 1998, a lien, but not yet due or payable;

2. The Plan of record in Book 4595, page 119, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30-foot setback line from Acorn Drive, a 20-foot easement for public utilities and drainage along the rear of said lot, and a buffer easement 50 feet wide across the rear of said lot;

3. 2.5 foot x 25-foot utility anchor easement at the southwest corner of the subject property as shown on the plan of Metropolitan Industrial Park Section 8, of record in Book 3842, page 217, said Register's Office;

4. Rights of the following tenants in possession under unrecorded leases: (a) North Brothers, Inc., (b) Spectrum Sound, Inc., (c) Dennis Paper Company, and (d) Data Supplies, Inc.; and

5. All matters shown on the survey of the Property prepared by Barge, Waggoner, Sumner & Cannon, Inc. (William C. Watson, TN Registered Land Surveyor No. 1487), dated June 26, 1998, and last revised September 24, 1998.



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

RECEIVED OF _____

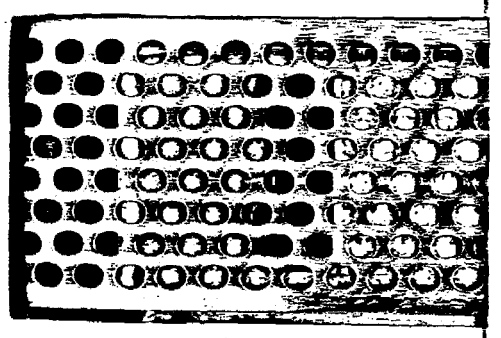
FOR _____

BOOK 11147 PAGE 522

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 1300000.00	
			CON TX 4810.00	
			PRFEE 1.00	
			WDEED 16.00	
			CFEE 2.00	
			TOTAL 4829.00	
			CHECK 4829.00	
10/07/98	01		12:27 0001 0910	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0497406
IDENTIF. ↑ REFERENCE

98 OCT -7 PM 12:25
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356164