BOOK 11704 PAGE 123

STATE OF ~~ILLINOIS~~ Tenn
COUNTY OF ~~COOK~~ Hamilton

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Richard D. Crutcher, atty for Grantee
AFFIANT

Subscribed and sworn to before me, this 12th day of October, 1999.

Notary Public

My Commission Expires: 9-19-2001

Address new owner as follows:
First Industrial, L.P.
311 S. Wacker Drive
Suite 4000
Chicago, IL 60606

Send Tax Bills to:

Same

Map-Parcel Numbers

Map 148
Parcel 79

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTIOCH ASSOCIATES,** a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FIRST INDUSTRIAL, L.P.,** a Delaware limited partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Antioch Business Park, Section Four, of record in Book 7900, page 683, Register's Office for Davidson County, Tennessee, said land being more particularly described as follows:
>
> Beginning at a point on the westerly right-of-way line of Cummings Park Drive, said point being 30 feet from the center line of Cummings Park Drive and 319.0 feet North of the center line of Cummings Court;
>
> Thence, North 88° 19' 00" West, 477.09 feet along northerly line of Lot 1, to a point on the center line of Mill Creek;
>
> Thence, with said center line of Mill Creek the following calls:

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REGISTER
COUNTY, TN.
REFERENCE
06466656

North 44° 25' 44" East, 27.10 feet to a point; North 37° 39' 25" East, 96.87 feet to a point; North 30° 37' 55" East, 100.07 feet to a point; North 38° 50' 22" East, 101.60 feet to a point; North 37° 37' 49" East, 97.17 feet to a point; North 35° 38' 27" East, 103.40 feet to a point; North 27° 15' 02" East, 100.18 feet to a point; North 24° 24' 17" East, 100.61 feet to a point; North 25° 15' 31" East, 100.44 feet to a point; North 34° 24' 01" East, 100.22 feet to a point; North 32° 58' 26" East, 100.00 feet to a point; North 33° 15' 21" East, 133.61 feet to a point; North 35° 03' 35" East, 189.13 feet to a point;

Thence, leaving said center line of Mill Creek, South 23° 17' 20" East, 1160.31 feet to an iron pin;

Thence, North 88° 19' 00" West, 655.90 feet to a pin on the right-of-way line of the easterly side of Cummings Park Drive;

Thence, with said right-of-way line with a curve to the left with said cul-de-sac; 251.33 feet to a point, said curve having a radius of 60.00 feet, a central angle of 240° 00' 00", and a chord of South 61° 41' 00" West, 103.92 feet;

Thence, still following said right-of-way line with a curve to the right 56.79 feet to the point of beginning. Said curve having a radius of 60.00 feet, a tangent distance of 30.68 feet, a central angle of 54° 10' 09", and a chord of South 31° 13' 33" East, 54.63 feet, according to the survey of Barge Waggoner, Sumner, Cannon, Inc., 162 Third Avenue, North, Nashville, Tennessee 37201, Wendell H. Talley, RLS, Tennessee License No. 785, dated August 4, 1999, revised August 19, 1999, File No. 09098-07.

Being part of the same property conveyed to Antioch Associates, a Tennessee joint venture, by deed from Ervin M. Entrekin, Trustee, of record in Book 6786, page 515, Register's Office for Davidson County, Tennessee, and by deed from Thomas L. Cummings, Jr., of record in Book 6786, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1999 Metro taxes, a lien now due and payable, but not yet delinquent, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes prior to the time such become delinquent and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Railroad Easement of record in Book 2043, page 369, Register's Office for Davidson County, Tennessee.

3. Matters shown on Plan of record in Book 7900, page 683, Register's Office for Davidson County, Tennessee.

4. Sewer Main Easement of record in Book 4591, page 683, Register's Office for Davidson County, Tennessee.

5. Easement for the flow of the waters of the Mill Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the waters of Mill Creek, free from diminution or pollution.

7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

This is improved property known as 4640 Cummings Park Drive, Nashville, Tennessee 37013.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS our hands this 13th day of October, 1999.

ANTIOCH ASSOCIATES,
a Tennessee joint venture

By: _____
Samuel L. Johnson, III, Venturer

By: _____
Thomas L. Cummings, Jr., Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAMUEL L. JOHNSON, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **VENTURER,** of the maker or a constituent of 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 13th day of October, 1999.

_____
Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS L. CUMMINGS, Jr.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **VENTURER**, of the maker or a constituent of 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 13th day of October, 1999.

_____
Notary Public

My Commission Expires: 3/29/03

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0646656

...CE

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...REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527760