35
SP

Instr:200001050001265 Page: 1 OF 5
REC'D FOR REC 01/05/2000 9:42:36AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $34410.00

STATE OF TENNESSEE)
COUNTY OF ~~HAMILTON~~ DAVIDSON)

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $9,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph B. Patrick, Jr.
Affiant/Attorney for Grantee

Subscribed and sworn to before me this 4th day of ~~December, 1999~~ 2000.

Julie E. DeWitt
Notary Public
My commission expires: 7-26-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

This Instrument Prepared By:
Thomas L. Hayslett, III
Miller & Martin LLP
Suite 1000
Volunteer State Life Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
CAM International, L.P. 503 Space Park South Nashville, TN 37211	Same	Map 134, Parcel 2 Map 134, Parcel 202 Map 134, parcel 203 Map 134, Parcel 204

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Nine Million Three Hundred Thousand and No/100 Dollars ($9,300,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **FIRST INDUSTRIAL, L.P.**, a Delaware limited partnership (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **CAM INTERNATIONAL, L.P.**, a Tennessee limited partnership (herein "Grantee"), property located

in Davidson County, Tennessee and more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of the real estate; that it has full power and lawful authority to sell and convey the same; and that it will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14 day of December, 1999.

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

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

By: _____
Print Name: Johannson Yap
Title: Chief Investment Officer

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Johannson Yap, to me known (or proved to me on the basis of satisfactory evidence), to be the Chief Investment Officer of First Industrial Realty Trust, Inc., a Maryland corporation and the sole general partner First Industrial, L.P., a Delaware limited partnership, who acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporate general partner by himself as Chief Investment Officer.

WITNESS my hand, at office, this 14 day of December, 1999.

OFFICIAL SEAL
Charletta D. Mosley
Notary Public, State of Illinois
My Commission Expires 4/3/2002

Charletta D. Mosley
Notary Public

::ODMA\PCDOCS\DOCS\740541\1

EXHIBIT "A"

Tract 1: Land in Davidson County, Tennessee, being Lot No. 1 of Trend Industrial Park, Section 1, of record in Book 4675, page 56, Register's Office of Davidson County, Tennessee, together with appurtenant easement granted in Book 4952, page 402, said Register's Office.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Trend Industrial Park, Section 2, of record in Book 4860, page 66, Register's Office of Davidson County, Tennessee.

Tract 3: [Intentionally deleted.]

Tract 4: Land in Davidson County, Tennessee, being Lots No. 3 and 4 on the plan of Trend Industrial Park, Section 2, of record in Book 4860, page 66, Register's Office of Davidson County, Tennessee.

Tract 5: Land in the Fifth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Mill Creek, located in the northerly right-of-way of Louisville & Nashville Railroad and being 3,115.00 feet, more or less, southeasterly from Mile Post C-145, N-7, and proceeding as follows: with the center line of Mill Creek as follows: north 89 degrees, 46 minutes east, a distance of 100.90 feet to a point; thence north 70 degrees 44 minutes 30 seconds east, a distance of 386.80 feet to a point; thence south 71 degrees 05 minutes east, a distance of 150.00 feet to a point; thence south 78 degrees 28 minutes east, a distance of 249.90 feet to a point; thence south 68 degrees 26 minutes east, a distance of 290.00 feet to the intersection of Mill Creek and a drain; thence with said drain, south 29 degrees, 10 minutes west, a distance of 365.10 feet to an iron pin; thence south 33 degrees 40 minutes 36 seconds west, a distance of 287.92 feet to the northerly right-of-way of said railroad; thence with said right-of-way, north 51 degrees 00 minutes west, a distance of 1010.00 feet to the point of beginning, containing 9.62 acres, more or less.

Being more particularly described as follows: Beginning at an iron pin in the southerly right-of-way line of Harding Industrial Drive, said iron pin being westerly 896 feet more or less from the westerly right-of-way line of Harding Place; thence leaving said southerly right-of-way line with the westerly line of Harding Business Park as

of record in Book 6386, page 167, Register's Office of Davidson County, Tennessee, south 19 degrees 00 minutes west, 450.02 feet to an iron pin in the northerly right-of-way line of the CSX Transportation Railroad; then with said right-of-way line north 51 degrees 00 minutes west, 4,468.95 feet to a point in the center line of Mill Creek; thence leaving said right-of-way line with said center line the following calls: north 89 degrees 46 minutes east, 100.90 feet to a point; thence North 70 degrees 44 minutes 30 seconds east, 386.80 feet to a point; south 71 degrees 05 minutes east, 150.00 feet to a point; south 78 degrees 28 minutes east, 249.90 feet to a point; south 68 degrees 26 minutes east, 290.00 feet to a point in the westerly line of Lot No. 3 as shown on plan of Trend Industrial Park, Section 2, as of record in Book 4860, page 66, Register's Office of Davidson County, Tennessee; thence with said line north 29 degrees 10 minutes east, 44.30 feet to the northerly side of Mill Creek; thence with the meanders of the northerly side of said creek in a southeasterly direction 2200 feet more or less to a point; thence leaving said side of creek with the westerly line of Harding Business Park as of record in book 6443, page 537, Register's Office of Davidson County, Tennessee, south 15 degrees 14 minutes 01 seconds east, 305.71 feet to an iron pin in the northerly right-of-way line of Harding Industrial Drive; thence with said right-of-way line the following calls: with a curve to the left 108.17 feet to an iron pin, said curve adding a central angle of 07 degrees 02 minutes 15 seconds, a radius of 880.65 feet, a tangent of 54.15 feet and a chord of north 70 degrees 43 minutes 51 seconds west, 108.10 feet; with a curve to the right of 292.24 feet to an iron pin, said curve having a central angle of 23 degrees 15 minutes 00 seconds, a radius of 720.18 feet, a tangent of 148.16 feet, and a chord of north 62 degrees 37 minutes 28 seconds west, 290.24 feet; north 51 degrees 00 minutes west, 1124.20 feet to an iron pin; with a curve to the right 70.28 feet to an iron pin, said curve adding a central angle of 33 degrees 33 minutes 30 seconds, a radius of 120.00 feet, a tangent of 36.18 feet and a chord of north 34 degrees 13 minutes 15 seconds west, 69.28 feet with a curve to the left 129.38 feet to an iron pin, said curve adding a central angle of 123 degrees 32 minutes 54 seconds, a radius of 60.00 feet, a tangent of 111.78 feet, and a chord of north 79 degrees 13 minutes 06 seconds west, 105.73 feet; thence with the southerly right-of-way line of said drive the following calls: with a curve to the left 129.40 feet to an iron pin, said curve having a central angle of 123 degrees 34 minutes 00 seconds, a radius of 60.00 feet, a tangent of 111.02 feet and a chord of south 22 degrees 46 minutes 30 seconds east, 105.74 feet; with a curve to the right of 70.28 feet to an iron pin, said curve having a central angle of 33 degrees 33 minutes 30 seconds, a radius of 120.00

feet, a tangent of 36.18 feet and a chord of south 67 degrees 46 minutes 45 seconds east, 69.28 feet, south 51 degrees 00 minutes east, 1,124.20 feet to an iron pin; with a curve to the left of 316.59 feet to an iron pin, said curve having a central angle of 23 degrees 15 minutes 00 seconds, a radius of 780.18 feet, a tangent of 160.50 feet and a chord of south 62 degrees 37 minutes 29 seconds east, 314.42 feet; with a curve to the right 108.76 feet to an iron pin, said curve having a central angle of 07 degrees 35 minutes 36 seconds, a radius of 820.65 feet, a tangent of 54.46 feet and a chord of south 70 degrees 27 minutes 18 seconds east, 108.68 feet; with a curve to the right 223.55 feet to an iron pin, said curve having a central angle of 15 degrees 39 minutes 24 seconds, a radius of 820.65 feet, a tangent of 112.83 feet, and a chord of south 58 degrees 49 minutes 41 seconds east, 223.55 feet; south 51 degrees 00 minutes east, 1,190.10 feet to the point of beginning.

The above described property contains approximately 1,634,400 square feet or 37.52 acres, more or less.

The above described property is a portion of the same property conveyed to First Industrial, L.P., by deed of record in Book 10805, page 555, Register's Office of Davidson county, Tennessee.

The property is improved and has an address of 521 Harding Industrial Drive, Nashville, Tennessee.

Barge, Waggoner, Sumner & Cannon, Inc., performed a survey of the above described property in conjunction with the sale thereof on December 6, 1999.

The property description for the above described property was taken from the owner's policy of title insurance provided to First Industrial Financing Partnership, L.P. in conjunction with its prior acquisition of the property.