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THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (KAB)
424 Church St., Suite 2000
Nashville, TN 37219

Instr:200001280009303 Page: 1 OF 4
REC'D FOR REC 01/28/2000 1:37:22PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $25067.50

SPECIAL WARRANTY DEED

Address of New Owner:
First Industrial, L.P.
311 S. Wacker Drive, Suite 4000
Chicago, IL 60606
Attn: Scott McGregor

Send Tax Bills To:
Same

Map & Parcel No.:
Map: 042-08
Parcel: 0020

THIS DEED, made entered into as of the 27th day of January, 2000, by and between OZBURN-HESSEY STORAGE CO., a Tennessee corporation ("Grantor") and FIRST INDUSTRIAL, L.P., a Delaware limited partnership ("Grantee"),

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit B attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

(Remainder of Page Intentionally Left Blank)

WITNESS the signature of Grantor the day and year first above written.

OZBURN-HESSEY STORAGE CO.,
a Tennessee corporation

BY: J. Perry Ozburn

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Perry Ozburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Ozburn-Hessey Storage Co., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office this 27th day of January, 2000.

Danielle B. Smith
NOTARY PUBLIC

My Commission expires: 3/29/03

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $6,775,000.00.

J. Perry Ozburn
Affiant

Subscribed and sworn to before me, this the 27th day of January, 2000.

Danielle B. Smith
Notary Public

My Commission Expires: 3/29/03

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EXHIBIT A

PROPERTY DESCRIPTION

Beginning at an iron rod situated in the southerly margin of Nesbitt Lane, said point being the northeast corner of the Ziba Investment Company, LLC property of record in Book 10562, Page 87, R.O.D.C., Tn;

Thence, along said road S 84deg31'40" E, a distance of 85.79 feet to an iron rod;

Thence, leaving said road, along a curve to the left, having a central angle of 91deg46'45", a radius of 25.00 feet, a tangent of 25.79 feet, a length of 40.05 feet, and having a chord which bears S 49deg07'30" W, a distance of 35.90 feet to an iron rod;

Thence, leaving said road, S 03deg00'14" W, a distance of 288.04 feet to an iron rod;

Thence, S 77deg38'02" E, a distance of 589.31 feet to an iron rod situated in the westerly margin of the CSX Railroad;

Thence, along said railroad, S 10deg55'56" W, a distance of 215.67 feet to an iron rod;

Thence, along said railroad, along a curve to the right, having a central angle of 07deg14'30", a radius of 5629.65 feet, a tangent of 356.24 feet, a length of 711.53 feet, and having a chord which bears N 15deg21'14" E, a distance of 711.09 feet to an iron rod;

Thence, leaving said railroad, N 85deg58'16" W, a distance of 803.02 feet to an iron rod;

Thence, N 03deg41'39" E, a distance of 353.75 feet to an iron rod;

Thence, S 86deg13'28" E, a distance of 338.99 feet to an iron rod;

Thence, N 03deg08'07" E, a distance of 956.90 feet to the point of beginning and containing 15.434 acres of land more or less.

Being a portion of the same property conveyed to Ozburn-Hessey Storage Company of record in Book 5794, Page 133, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for Metropolitan Nashville and Davidson County, a lien but not yet due and payable.

2. A sewer easement of record in Book 6145, page 299, said Register's Office.

3. Easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 1939, page 555, said Register's Office. Said right-of-way easement for gas lines was assigned to Nashville Gas Company by instrument of record in Book 6160, page 627, said Register's Office.

4. Conveyance of 8" Sanitary Sewer Easement to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6181, page 102, said Register's Office.

5. Storm Detention Agreement from Ozburn-Hessey Storage Company to The Metropolitan Government of Nashville and Davidson County, of record in Book 6145, page 299, said Register's Office.