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This instrument prepared by:
Brett Feinberg, Esq.
Barack Ferrazzano Kirschbaum Perlman & Nagelberg
333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

Davidson County DEEDWARR
Recvd: 12/20/00 10:58 4pgs
Fees:19.00 Taxes:5716.50

20001220-0124676

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J Partnership	J Partnership	95-14, Parcel 114
P.O. Box 101025 Nashville, Tennessee 37224	P.O. Box 101025 Nashville, Tennessee 37224	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Carlyle/FR Investors, L.L.C. have this day bargained and sold, and do hereby transfer and convey unto the said J Partnership, the Grantees herein, their (successors), heirs, and assigns, certain real estate in Davidson County, Texas as follows:

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, located on the easterly side of Acorn Drive at Elm Tree Drive being Lot No. 45 as shown on the plan of Metropolitan Industrial Park, Section 37, as of record in Book 4595, Page 119, R.O.D.C. and being more particularly described as follows:

BEGINNING, at a concrete monument in the easterly right-of-way line of Acorn Drive, said monument being N 08° 12' W, 290.00 feet from the centerline of Elm Hill Pike;

THENCE, with said right-of-way line, N 08° 12' W, 252.98 feet to a concrete monument;

THENCE, leaving said right-of-way line with the southerly line of Metropolitan Industrial Park, Section 24, as of record in Book 4470, Page 16, R.O.D.C., N 81° 48' E, 361.04 feet to an iron pin (set) in the westerly terminus of Jade Drive;

THENCE, with said terminus S 10° 56' E, 36.51 feet to an iron pin (set);

THENCE, with the westerly line of Elm Hill Acres, Section One, as of record in Book 2331, Page 67, R.O.D.C., S 26° 11' E, 227.63 feet to an iron pin (set);

THENCE, leaving said line with the northerly line of Metropolitan Industrial Park, Section Eight, as of record in Book 3842, Page 217, R.O.D.C., S 81° 48' W, 433.06 feet to the point of beginning.

Containing 99,298 square feet or 2.28 acres more or less, according to a survey by Wendell H. Talley, Sr., of Barge, Waggoner, Sumner and Cannon, Inc., RLS number 785, which survey is dated October 6, 2000.

Being the same property conveyed to Carlyle/FR Investors, L.L.C., a Delaware limited liability company by Deed from BVT Acorn Distribution Center, Ltd., a Tennessee limited liability partnership of record in Book 11147, page 518, Register's Office of Davidson County, Tennessee.

STATE OF ILLINOIS
COUNTY OF COOK *The actual consideration or value whichever is greater, for this transfer is $1,545,000.00.*

Subscribed and sworn to before me this the 18 *day of December, 2000* *Affiant*

My commission expires: March 27, 2000 *(Affix Seal)*

Maria G. Covaci
Notary Public

This is unimproved ( ) property, known as 1040 Acorn Drive, Nashville improved (X)

"OFFICIAL SEAL"
MARIA G. COVACI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/27/2004

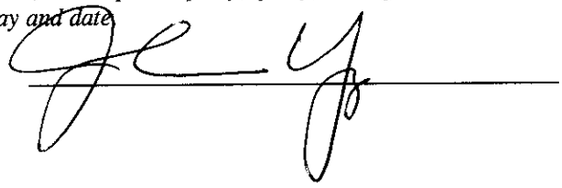
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TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit A attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 18th *day of December, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*



STATE OF ILLINOIS

COUNTY OF COOK

Before me, Maria G. Covaci, a Notary Public of the State and County aforesaid, personally appeared Johannson Yap, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Thus self to be CEO of the First Industrial Realty Trust, the within named bargainor, a limited liability company, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by Thus self as CEO.

Witness my hand and official seal, at office in Chicago, Illinois, this 18 day of December, 2000.

Maria G. Covaci
Notary Public

My Commission Expires: March 27, 2004

"OFFICIAL SEAL"
MARIA G. COVACI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/27/2004

EXHIBIT A

PERMITTED EXCEPTIONS

1. Right of Standard Candy Company, Spectrum Sound, Inc. and Performance Contracting, Inc., as tenants only.

2. Real Estate Taxes not yet due and payable.

3. Plan of record in Book 4595, page 119, in said Register's Office, 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.

4. 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, Register's Office for Davidson County, Tennessee.