(1)

Box 49
46016

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL:
CI Partners, LLC	CI Partners, LLC	82-6-83 82-2-79 82-2-78 82-2-77
Address: c/o Monroe Investment Partners LLC 30 W. Monroe, Suite 1000 Chicago, Illinois 60603 Attn: Donald J. Allen	Address: c/o Monroe Investment Partners LLC 30 W. Monroe, Suite 1000 Chicago, Illinois 60603 Attn: Donald J. Allen	Property Address 740-746; 750-756; 800-840; 715-829; 831-843 Cowan Street, Nashville, Tennessee

STATE OF Georgia)
)
COUNTY OF Fulton)

Davidson County DEEDWARR
Recvd: 12/29/00 13:20 7pgs
Fees:31.00 Taxes:30340.00
20001229-0127510

The actual consideration, or value, whichever is greater for this transfer is Eight Million Two Hundred Thousand Dollars ($8,200,000) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me, this 22nd day of December, 2000.

NOTARY PUBLIC

My commission Expires:

SHERRY B JOHNSON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES AUG. 10, 2002

LIMITED WARRANTY DEED

THIS INDENTURE made this 26th day of December, 2000, between **THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES**, a New York corporation, "GRANTOR", and **CI PARTNERS, LLC**, an Illinois limited liability company, "GRANTEE".

WITNESSETH:

That GRANTOR, for and in consideration of the sum of One Hundred and No/100ths Dollars ($100.00) and for other good and valuable consideration in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto GRANTEE, its successors, representatives and assigns, the premises described on Exhibit "A" attached hereto and by reference made a part hereof, together with all buildings, structures and improvements thereon and all easements and other rights, interest and easements appurtenant thereto (collectively, the "Property").

TO HAVE AND TO HOLD the said Property to the said GRANTEE, its successors, representatives and assigns, forever.

AND GRANTOR, for itself, its representatives, successors and assigns does hereby covenant with GRANTEE, that GRANTOR is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that GRANTOR will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not otherwise subject to those matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed under seal this 22 day of December, 2000.

GRANTOR:

THE EQUITABLE LIFE ASSURANCE SOCIETY
OF THE UNITED STATES,
a New York corporation

By: _____
Name: Michael A. Lunder
Its: Investment Officer

[CORPORATE SEAL]

[ACKNOWLEDGEMENT ON FOLLOWING PAGE]

STATE OF GEORGIA)
)
COUNTY OF FULTON)

Before me Sherrye B. Johnson of the State and County aforesaid, personally appeared Michael A. Lunder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Investment Officer of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York corporation, the within named bargainor, and that he as such Investment Officer executed the within instrument for the purposes therein contained, by signing the name of the corporation by signing his name as said Investment Officer and affixing the seal thereto.

Witness my hand, at office, this 22nd day of December, 2000.

Sherrye B. Johnson
NOTARY PUBLIC

My Commission Expires:

SHERRYE B. JOHNSON NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA AUG. 10, 2002

Sales Tax $_____
Register's Fee $_____
Recording Fee $_____
Total $_____

PREPARED BY
Alston & Bird, LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Marci P. Schmerler

RETURN TO:
Lawyers Title Insurance Corporation

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Being two tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the east bank of the Cumberland River at Cowan Street and being more particularly described as follows:

Tract 1

Being Lot No. 2 as shown on the Plan of Cowan Industrial Park of record in Plat Book 4460, page 172, R.O.D.C.:

BEGINNING at an iron pin in the easterly margin of Cowan Street, said pin being the northwest corner of herein described tract:

Thence, leaving Cowan Street with the southerly line of George Stinson of record in Deed Book 9333, page 141, R.O.D.C. and CSK, LLC of record in Deed Book 9677, page 48, R.O.D.C., south 83° 02' 00" E, 1195.98 feet to an iron pin in the westerly margin of Interstate 265; thence with said margin, south 20° 22' 05" east, 55.50 feet to a point; thence south 10° 20' 00" east, 293.00 feet to an iron pin; thence south 5° 58' 00" east, 86.39 feet to an iron pin; thence, leaving I-265 with the northerly line of Tanksley Real Estate, LLC of record in Deed Book 10868, page 986, R.O.D.C., south 82° 47' 44" west, 281.09 feet to an iron pin in the easterly margin of Cowan Street; thence, with said margin and a curve concave to the west having a central angle of 52° 27' 58", a radius of 460.31 feet and a chord of north 56° 48' 01" west, 406.94 feet for an arc length of 421.51 feet to an iron pin; thence, north 83° 02' 00" west, 321.72 feet to a point; thence, with a curve concave to the north having a central angle of 70° 22' 00", a radius of 370.00 feet and a chord of north 47° 51' 00" west, 426.38 feet for an arc length of 454.41 feet to an iron pin; thence, north 12° 40' 00" west, 60.00 feet to the point of beginning; containing 407,740 square feet or 9.36 acres, more or less.

Tract 2

Being Lot No. 3 as shown on the Plat of Cowan Industrial Park of record in Plat Book 4460, page 172, part of Lot No. 1 on the Resubdivision of Lot No. 4 of Cowan Industrial Park of record in Plat Book 5050, page 31 and Lot No. 1 on the Plan of Revised Section 2 of Cowan Industrial Park of record in Book 5050, page 49, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Cowan Street at the northeastern corner of above mentioned Lot No. 3; thence, with the westerly margin of Cowan Street, south 12° 40' 00" east, 818.00 feet to an iron pin; thence, with a curve concave to the east having a central angle of 70° 22' 00" , a radius of 430.00 feet and a chord of south 47° 51' 00" east, 495.53 feet for an arc

length of 528.10 feet to a R.R. spike; thence, south 83° 02' 00" east, 321.72 feet to an iron pin; thence, with a curve concave to the south having a central angle 79° 50' 30", a radius of 400.31 feet an a chord of south 43° 06' 45" east, 513.78 feet for an arc length of 557.83 feet to an iron pin; thence, with a curve concave to the east having a central angle of 06° 30' 00", a radius of 2674.58 feet and a chord of south 06° 26' 30" east, 303.26 feet for an arc length of 303.42 feet to a point; thence, south 09° 41' 33" east, 395.28 feet to a point; thence, leaving Cowan Street with a curve concave to the west having a central angle of 106° 39' 30", a radius of 25.00 feet and a chord of south 43° 38' 15" west, 40.10 feet for an arc length of 46.54 feet to a point in the north margin of Cowan Court; thence, with said margin, north 83° 02' 00" west 454.50 feet to a point; thence, leaving Cowan Court with the east line of Browning-Farris Industries of record in Deed Book 7956, page 306, R.O.D.C., north 06° 58' 00" east, 294.35 feet to a point; thence, north 83° 02' 00" west, 757.70 feet to a point on the witness line of the Cumberland River; thence, with said witness line, north 01° 35' 00" west, 566.91 feet to a point; thence, north 04° 56' 00" east, 515.00 feet to a point; thence north 06° 34' 55" east, 24.84 feet to a point; thence, north 25° 07' 00" west, 90.00 feet to a point; thence, north 12° 40' 00" west, 658.00 feet to a point; thence, leaving said witness line, south 85° 09' 00" east, 28.54 feet to the point of beginning; containing 997,629 square feet or 22.90 acres, more or less.

Together with 1.17 acres, more or less, by plat, between the witness line and normal high water totaling 33.43 acres, more or less for this property.

BEING a portion of the same property conveyed to The Equitable Life Assurance Society of the United States, a New York corporation, by Deed of Record in Book 5344, page 20, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2001, a lien, which are not yet due and payable. Tax Parcel No. 82-6-83; 82-2-79; 82-2-78 and 82-2-77.

2. Terms and provisions of Lease Agreement from The Equitable Life Assurance Society of the United States, a New York corporation, to State of Tennessee dated December 2, 1997 and recorded in Book 10710, page 940.

3. Terms and provisions of Lease Agreement from The Equitable Life Assurance Society of the United States, a New York corporation, to State of Tennessee dated December 2, 1997 and recorded in Book 10758, page 158.

4. All matters shown on Plat recorded in Book 4460, page 172 and 173.

5. All matters shown on Plat recorded in Book 5200, page 384.

6. All matters shown on Plat recorded in Book 5050, page 31.

7. All matters shown on Plat recorded in Book 5050, page 49 as corrected in Engineer's Certificate of Correction in Book 5127, page 587.

8. All matters shown on Survey of Cowan Industrial Park Project Site No. 1 prepared by Bock & Clark's National Surveyor's Network by William C. Cockrill, Registration Number 1461 dated 3/14/00, last revised 3/21/00.