This Instrument Prepared By:
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832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

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Joe Vaulx Crockett, III
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Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 03/21/01 14:27 4pgs
Fees:19.00 Taxes:5180.00
20010321-0027279

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Air Lane Drive, LLC 104 Woodmont Blvd. Suite 408 Nashville, TN 37205	Same	Map 107, Parcel 110

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF One Million Four Hundred Thousand and No/100 Dollars ($1,400,000.00) 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 **AIR LANE DRIVE, LLC**, a Tennessee limited liability company (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 21ST day of March, 2001.

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

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

By: EXECUTIVE DIRECTOR
~~Johannson Yap, Chief Investment Officer~~
James D. Carpenter

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 20th day of March, 2001.

"OFFICIAL SEAL"
CHRISTINE K. SAVAGE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/23/2004

Christine K. Savage
Notary Public
My commission expires: 3/23/04

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STATE OF TENNESSEE)
COUNTY OF 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 $1,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, Attorney for Grantee

Subscribed and sworn to before me this 21 day of March, 2001.

Notary Public

My commission expires: 3/24/01

EXHIBIT "A"

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly side of Air Lane Drive, being Lot No. 1B, Metropolitan Industrial Park, Phase II, Section Twenty as of record in Book 5190, Page 729, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Air Lane Drive, said point being 300.00 feet from the margin of Dabbs Avenue as shown on the plan of Metropolitan Industrial Park, Phase II, Section Two as of record in Book 5190, page 49, Register's Office of Davidson County, Tennessee; thence, with said southerly margin of Air Lane Drive with a curve to the left 191.44 feet to a point; thence, leaving said southerly margin of Air Lane Drive with the westerly line of Metropolitan Industrial Park, Phase II, Section Twelve as of record in Book 5190, page 464, Register's Office of Davidson County, Tennessee S 31 deg. 54' E. 166.33 feet to a point; thence, continuing with said westerly line of Metropolitan Industrial Park, Phase II, Section Twelve, S 37 deg. 56' E, 220.23 feet to a point in the northerly margin of Interstate 40; thence, with said northerly margin of Interstate 40 S 75 deg. 08' W, 302.46 feet to a point; thence, leaving said northerly margin of Interstate 40 with the northerly margin of Dabbs Avenue N 47 deg. 33' W, 281.21 feet to a point; thence, leaving said northerly margin of Dabbs Avenue with the easterly line of Metropolitan Industrial Park, Phase II, Section Two, as of record in Book 5190, page 49, Register's Office of Davidson County, Tennessee, N 42 deg. 09' E 130.36 feet to a point; thence, continuing with said easterly line of Metropolitan Industrial Park, Phase II, Section Two, N 00 deg. 57' E 75.00 feet to the point of beginning;

SUBJECT TO, matters shown on Plan of Record in Book 5190, Page 729, aforesaid register's office.

The above described property contains approximately 2.54 acres, more or less.

The above described property is a portion of the same property conveyed to First Industrial, L.P., and identified as Tract II by deed of record in Book 10651, page 934, Register's Office of Davidson County, Tennessee, and the above property description was taken from such prior deed.

The property is improved and has an address of 1821 Air Lane Drive, Nashville, Tennessee.

In conjunction with the sale of the above described property, Barge, Waggoner, Sumner & Cannon, Inc. performed a survey of same on February 8, 2001, such survey having a job number of 6070-59 and being signed by Wendell H. Talley, Sr., Surveyor No. 785.

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