Box 35
4R.

This instrument prepared by:
Brett Feinberg, Esq.
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333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

Davidson County DEEDWARR
Recvd: 06/29/01 16:02 4pgs
Fees:19.00 Taxes:5901.50

20010629-0069289

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
First Industrial, L.P.	First Industrial, L.P.	Map 134, Parcel 237
311 South Wacker Drive, Suite 4000 Chicago, Illinois 60606	311 South Wacker Drive, Suite 4000 Chicago, Illinois 60606	

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 First Industrial, L.P., the Grantees herein, their (successors), heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the northeasterly margin of Metroplex Drive being Lot No. 4 as shown on the plat of Metroplex of record in Plat Book 5200, page 308, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the northerly margin of a cul-de-sac at the terminus of Metroplex Drive, said point being the southwestern corner of herein described tract and the southeasterly corner of Lot No. 5 of previously referenced plat;

Thence, leaving said cul-de-sac with the easterly line of Lot No. 5 belonging to Metroplex 1984 Warehouse, Ltd. of record in Deed Book 6461, page 351, R.O.D.C., N 12°18'00" E, 285.51 feet to a point in the southerly margin of CSX Railroad;

Thence, with said margin, S 77°42'00" E, 427.00 feet to an iron pin;

Thence, leaving said margin, with the west line of Laszlo N. Tauber, M.D. of record in Deed Book 7739, page 40, R.O.D.C., being Lot No. 11 of Section Eleven, Metroplex, of record in Plat Book 6900, page 362, R.O.D.C., S 12°18'00" W, 325.00 feet to a point;

Thence, S 57°05'09" W, 177.83 feet to a point in the easterly margin of Metroplex Drive;

Thence, with said margin and a curve concave to the west having a central angle of 14°03'14", a radius of 402.50 feet and a chord of N 47°33'23" W, 98.48 feet for an arc length of 98.73 feet to a point;

Thence, N 54°35'00" W, 129.86 feet to a point;

Thence, with a curve concave to the east having a central angle of 41°24'21", a radius of 60.00 feet and a chord of N 33°52'50" W, 42.42 feet for an arc length of 43.36 feet to a point;

Thence, with a curve concave to the west having a central angle of 78°05'05", a radius of 60.00 feet and a chord of N 49°20'59" W, 75.59 feet for an arc length of 81.77 feet to the point of beginning, containing 159,573 square feet or 3.66 acres, more or less, described according to the ALTA/ACSM Site Improvement Location Survey, dated June 29, 1998, as revised September 25, 1998, prepared by William C. Cockrill, Tennessee No. 1401, Crawford Land Surveyors P.C., 1929 21st Avenue, South, Nashville, Tennessee 37212.

Being the same property conveyed to AFPC Metroplex Investors 1984, Ltd., a Tennessee limited partnership, by deed from MC I, a Georgia general partnership, of record in Book 6323, page 362, Register's Office for Davidson County, Tennessee. AFPC Metroplex Investors 1984, Ltd., being now known as AFPC Metroplex Investors 1984, Ltd., L.P.

Being the same property conveyed to Carlyle/FR Investors, L.L.C., a Delaware limited liability company by Deed from AFPC Metroplex Investors 1984, Ltd., L.P., a Tennessee limited partnership of record in Book 11147, page 513, 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 $1,595,000.00.*

Subscribed and sworn to before me this the 26th *day of* June, *2001* *Affiant*

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

My commission expires: *Notary Public*

This is unimproved ( ) property, known as 556 Metroplex Drive, Nashville improved (X)

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 28th day of June, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CARLYLE/FR INVESTORS L.L.C., a Delaware limited liability company

By: FR OP Fund, LLC, a Delaware limited liability company, its managing member

By: FIRST INDUSTRIAL, L.P., a Delaware limited partnership, its sole member

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

By:
Its: Executive Director OF Investments

STATE OF ILLINOIS

COUNTY OF COOK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Carpenter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director of Investments of First Industrial Realty Trust, a Maryland corporation and sole general partner of First Industrial, L.P., the sole member of FR OP Fund, LLC, the manager of Carlyle/FR Investors, L.L.C., the within named bargainor, a limited liability company, and that he as such Executive Director of Investments being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Executive Director of Investments.

Witness my hand and official seal, at office in _____, this 27th day of June, 2001.

Christine K. Savage
Notary Public

My Commission Expires: 3/23/04

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

EXHIBIT A

PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2001 and subsequent years not yet due or payable.

2. Matters disclosed by survey dated June 29, 1998, prepared by Crawford Land Surveyors, P.C.

3. Rights of tenants under leases.

4. Matters arising out of any act of Grantee or Grantee's employees, third party consultants, engineers, accountants and attorneys.

5. Local, state and federal laws, ordinances, rules and regulations, including, but not limited to, zoning ordinances.

6. All easements, restrictions, reservations, agreements, covenants and conditions of record and reflected in Chicago Title Insurance Company Commitment for Title Insurance No. 000294786, with an effective date of April 25, 2001.