PREPARED BY
PIPER, MARBURY, Rudnick & Wolfe
203 N. LASALLE ST. - Suite 1800
CHICAGO, ILL. 60601

SPECIAL WARRANTY DEED

THIS DEED, made and delivered this 29TH day of June, 2001, between FIRST INDUSTRIAL, L.P., a Delaware limited partnership, having an address at 311 South Wacker Drive, 40th Floor, Chicago, Illinois 60606 ("Grantor") and STEPHEN C. MURPHY, SAMUEL B. MURPHY, JR., LINDA M. MARSHALL AND JANET M. HEYER, having an address c/o Devereux Murphy, 10 South Brentwood Blvd., Suite 215, St. Louis, Missouri 63105, each as to an undivided 1/4 interest, as tenants in common (collectively, the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby BARGAIN and SELL, CONVEY and CONFIRM unto Grantee, that certain parcel of real estate located in the County of Davidson, State of Tennessee, more particularly described on Exhibit A, attached hereto and incorporated herein by reference, together with all improvements thereon (the "Real Estate").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee and its heirs, successors and assigns forever.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, successors and assigns of the respective parties hereto, and Grantor does hereby warrant title to the Real Estate, subject only to the exceptions set forth on Exhibit B, attached hereto and incorporated herein by reference, and Grantor will defend the same against any and all other claims of persons claiming by, through or under Grantor, but none other.

STATE OF ILLINOIS)
COUNTY OF COOK)
The actual consideration or value, whichever is greater, for this transfer is $2,960,000.00.
Subscribed and sworn to before me this the 29TH day of June, 2001.

OFFICIAL SEAL
Charletta D. Mosley
Notary Public, State of Illinois
My Commission Expires 4/3/2002

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

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

By:
Its: EXECUTIVE DIRECTOR

Notary Public

My term expires: 4/3/2002

Davidson County DEEDWARR
Recvd: 07/02/01 14:16 5pgs
Fees:28.00 Taxes:10952.00
20010702-0069817

CHIDOCS2//1021302.1 6/22/01

SIGNATURE PAGE FOR
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed and delivered these presents as of the date and year first above written.

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

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

By: _____
Its: EXECUTIVE DIRECTOR

Send tax bills to:

Stephen C. Murphy
c/o Devereux Murphy
10 South Brentwood Blvd., Suite 215
St. Louis, Missouri 63105

Field Book No. 5D57890, MAP 183-0, Parcel 53

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

On this _____ day of June, 2001, before me appeared James D. Carpenter to me personally known, who being by me duly sworn, did say that he is the Exec. Director of First Industrial Realty Trust, Inc., a Maryland corporation and the sole general partner of First Industrial, L.P., a Delaware limited partnership, and that said instrument was signed on behalf of said corporation by authority of its board of directors as the sole general partner of First Industrial, L.P., and said James D. Carpenter acknowledged said instrument to be the free act and deed of said corporation, and in turn said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the _____ and State aforesaid, the day and year first above written.

Charletta D. Mosley
Notary Public

My term expires: 4/3/2002

OFFICIAL SEAL
Charletta D. Mosley
Notary Public, State of Illinois
My Commission Expires 4/3/2002

EXHIBIT A

Legal Description

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT, TWENTY-NINTH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE, LOCATED IN THE SOUTHWESTERLY QUADRANT OF THE INTERSECTION OF CORPORATE PLACE AND J.P. HENNESSY DRIVE, BEING LOT NO. 1 AS SHOWN ON THE PLAN OF SECTION IX, INTERCHANGE CITY INDUSTRIAL PARK, AS RECORD IN BOOK 4460, PAGE 162, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF J.P. HENNESSY DRIVE, SAID POINT BEING SOUTHERLY TERMINUS OF A CURVE RETURN TO CORPORATE PLACE; THENCE, WITH SAID RIGHT-OF-WAY LINE OF J.P. HENNESSY DRIVE SOUTH 26 DEGREES 51 MINUTES WEST, 189.80 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT-0F-WAY LINE WITH A CURVE TO LEFT 206.34 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 05 DEGREES 03 MINUTES 31 SECONDS, A RADIUS OF 2,321.83 FEET, A TANGENT OF 103.24 FEET AND A CHORD OF SOUTH 24 DEGREES 18 MINUTES 15 SECONDS WEST, 206.28 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF LOT NO. 1, AS SHOWN ON THE PLAN OF SECTION 24, INTERCHANGE CITY INDUSTRIAL PARK AS OF RECORD IN BOOK 5200, PAGE 137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE NORTHERLY LINE OF PROPERTY CONVEYED TO HENNESSY INDUSTRIES, INC., BY DEED OF RECORD IN BOOK 5835, PAGE 926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NORTH 75 DEGREES 28 MINUTES WEST, 700.00 FEET TO A POINT; THENCE, LEAVING SAID LINE WITH THE EASTERLY LINE OF PROPERTY CONVEYED TO JOSEPH HAYS WILSATT BY DEED OF RECORD IN BOOK 7167, PAGE 624, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, NORTH 14 DEGREES 32 MINUTES EAST, 450.00 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CORPORATE PLACE; THENCE, WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING CALLS: SOUTH 75 DEGREES 28 MINUTES EAST, 512.20 FEET TO A POINT; WITH A CURVE TO THE RIGHT 198.83 FEET TO A POINT; SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEGREES 19 MINUTES, A RADIUS OF 924.93 FEET; A TANGENT OF 99.80 FEET AND A CHORD OF SOUTH 69 DEGREES 18 MINUTES 30 SECONDS EAST, 198.45 FEET; SOUTH 63 DEGREES 09 MINUTES EAST, 48.00 FEET TO A POINT; WITH A CURVE TO THE RIGHT OF 39.27 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET, A TANGENT OF 25.00 FEET AND A CHORD OF SOUTH 18 DEGREES 09 MINUTES EAST, 35.36 FEET.

REFERENCE IS MADE FOR PRIOR TITLE TO DEED OF RECORD IN BOOK 8513, PAGE 627, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year of 2001 not yet due and payable.

2. Subject to all matters shown on the Plat of Record in Book 4460, page 162, Register's Office for Davidson County, Tennessee.

3. Subject to a 20-foot easement for public utility and drainage purposes along the northeast and west lines of said lot as shown on said plat.

4. Subject to a 30-foot railroad easement along the southern line of said lot as shown on said plat.

5. Subject to a 20-foot sanitary sewer easement as shown on said plat.

6. Subject to restrictive covenants contained in instrument of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.