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

Davidson County DEEDWARR
Recvd: 09/29/03 15:24 6pgs
Fees:33.00 Taxes:31450.00
20030929-0143628

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRF 37, LLC 311 South Wacker Drive, Suite 4000 Chicago, IL 60606	c/o First Industrial Realty Trust, Inc. 311 South Wacker Drive, Suite 4000 Chicago, IL 60606	79-082.00 and 79-075.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Tennessee Industrial Properties, LLC, a Tennessee limited liability company, as Grantor, has this day bargained and sold, and does hereby transfer and convey unto FRF 37, LLC, a Delaware limited liability company, the Grantee herein, its successors, heirs, and assigns, certain real estate in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,500,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this the 19th *day of September, 2003*

OFFICIAL SEAL
GLENDA P. ZIEGLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-13-2007

Brett Feinberg
Affiant

My commission expires: 3-13-2007
(Affix Seal)

Glenda P. Ziegler
Notary Public

This is unimproved ( ) improved (X) property, known as 7355 Cockrill Bend, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its 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 B 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 Grantee, its 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.

[Signature Page Follows]

TENNESSEE INDUSTRIAL PROPERTIES, LLC, a Tennessee limited liability company

By: Gary Kimball
Its: CHIEF MGR

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Gary Kimball, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his/her oath, acknowledged himself/herself to be the manager of Tennessee Industrial Properties, LLC, a Tennessee limited liability company, the within named grantor, and that he/she, as such manager, being authorized so to do, executed the foregoing instrument for the puposes therein contained by signing the name of the limited liability company by himself/herself as such manager as his/her free act and deed.

Witness my hand and official seal, at office in Nashville TN, this 16 day of September, 2003.

Notary Public

My Commission Expires: 1/29/05

(Seal)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

~~Return~~ to:

Brett Feinberg, Esq.
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLC
333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

After recording return to:
First American Title Insurance Co.
30 N. LaSalle St., Suite 310
Chicago, IL 60602
Attn: Mary Lou Kennedy-FI/KFH

EXHIBIT A

Land in Davidson County, Tennessee, being Lots No. 13 and 14 on the Plan of Resubdivision, Section Three, Cockrill Bend Industrial Complex, of record in Plat Book 6200, page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said property also being more particularly described, per survey by Steven D. Delle, R.L.S. of the State of Tennessee, License No. 1710, dated July 8, 2003, last revised September 9, 2003 and known as Job No. 03109, as follows:

Beginning at an iron rod situated in the southwesterly margin of Cockrill Bend Industrial Road, said point also being the northwesterly corner of the Skyy Blue, LLC property of record in Book 9896, Page 793, R.O.D.C., Tn.;

Thence, leaving said road, South 62° 51' 00" West, a distance of 519.88 feet to an iron rod;

Thence, North 27° 09' 00" West, a distance of 364.01 feet to an iron rod;

Thence, North 32° 52' 00" West, a distance of 202.00 feet to an iron rod;

Thence, North 53° 43' 00" West, a distance of 111.80 feet to an iron rod;

Thence, North 62° 51' 00" East, a distance of 90.00 feet to an iron rod;

Thence, North 27° 09' 00" West, a distance of 590.00 feet to an iron rod;

Thence, North 65° 34' 28" East, a distance of 280.00 feet to an iron rod;

Thence, North 77° 46' 00" East, a distance of 228.00 feet to an iron rod situated in the southwesterly margin of Cockrill Bend Industrial Road;

Thence, along said road, South 27° 09' 00" East, a distance of 1183.00 feet to the point of beginning and containing 635,996.101 square feet or 14.60 acres of land more or less.

Being the same property conveyed to Tennessee Industrial Properties, LLC, a Tennessee limited liability company, by deed from Ozburn-Hessey Storage Co., of record in Instrument No. 200006300065340, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

7355 Cockrill Bend Road (#37)

1. Real estate property taxes for the year 2003, a lien, not yet due and payable.

2. Matters as shown on plat of record in Book 6200, page 889, Register's Office for Davidson County, Tennessee.

3. Declaration of restrictions and covenants of record in Book 6823, page 645, and Book 8969, page 111, Register's Office for said County.

4. Restrictive covenants set forth in deeds of record in Book 6798, page 309, Book 6991, page 856, and Book 7008, page 848, Register's Office for said County.

5. Permanent easement shown on the Right of Way Dedication of Cockrill Bend Industrial Road of record in Book 6250, page 846, Register's Office for Davidson County, Tennessee.