This Instrument Prepared By:
Thomas L. Hayslett, III, Esq.
Miller & Martin LLP
Suite 1000 Volunteer Building
832 Georgia Avenue
Chattanooga, Tennessee 37402-2289

After Recording Return To:
P. Reid Lemasters, Esq.
Frost, Brown, Todd, LLC
2200 PNC Center
201 East Fifth Street
Cincinnati, Ohio 45202-4181

Davidson County DEEDWARR
Recvd: 10/01/03 13:34 4pgs
Fees:23.00 Taxes:29929.30
20031001-0144957

| Name and Address of New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| SunTrust Equity Funding, LLC<br>c/o Atlantic Financial Group, Ltd.<br>Attn: Stephen Brookshire<br>2808 Fairmount, Suite 250<br>Dallas, Texas 75201 | Same | 134-00-0-175.00 |

## LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made and entered into this 30th day of September, 2003, by and between **FIRST INDUSTRIAL, L.P.**, a Delaware limited partnership ("Grantor"), and **SUNTRUST EQUITY FUNDING, LLC** ("Grantee").

WITNESSETH: That for and in consideration of TEN and NO/100 DOLLARS ($10.00) Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee certain real property, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto (collectively, the "Premises");

TO HAVE AND TO HOLD the aforesaid Premises, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs, successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that is lawfully seized in fee of the Premises; that it has a good right to sell and convey the same; that the same are unencumbered, except as otherwise provided herein; and that it will warrant and forever defend the title and quiet possession thereto against persons claiming by, through, or under Grantee, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

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

By: First Industrial Realty Trust, Inc., as general partner

By: _____
Print Name: Donald R. Stoffle
Title: AUTHORIZED SIGNATORY

STATE OF ILLINOIS )
COUNTY OF COOK )

Before me, Christine K. Savage [notary name], of the state and county mentioned, personally appeared Donald R. Stoffle [officer name], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Director of Dispositions [office] of FIRST INDUSTRIAL REALTY TRUST, INC., a Maryland corporation and the sole general partner of First Industrial, L.P., a Delaware limited partnership, the within named bargainor, a limited partnership, and that such officer of the general partner as such Director of Dispositions [office], executed the forgoing instrument for the purpose therein contained, by personally signing the name of the corporate general partner on behalf of the partnership as Director of Dispositions [office].

WITNESS my hand and seal, at office in Cook County, Illinois, this 30th day of September, 2003.

Christine K Savage
Notary Public
My Commission Expires: 5/23/04

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

STATE OF Illinois )
COUNTY OF DuPage )

I hereby swear or affirm that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $8,089,000.00.

Affiant [Grantee or attorney for Grantee]

Subscribed to and sworn before me this 30th day of September, 2003.

Notary Public
My Commission Expires: _____

OFFICIAL SEAL
MICHAEL J CZOPEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/08/04

**Exhibit "A"**

Being land in Nashville, First Civil District, Twenty-Eighth Councilmanic District, Davidson County, Tennessee, located southwesterly of Harding Industrial Drive and northwesterly of Harding Place, and being more particularl described as follows:

> Lot 3 as shown on the plan of Harding Industrial Park, Section Three, as of record in Book 4300, Page 160, Register's Office Davidson County, Tennessee, being a portion of the same property conveyed to First Industrial, L.P., by deed of record in Deed Book 10805, Page 555.

Subject to easement dated December 4, 1970, of record at Book 4466, Page 601, Register's Office of Davidson County, Tennessee.

Subject to easement dated July 13, 1973, of record at Book 4764, Page 331, aforesaid Register's Office.

Subject to rights of the railroad to extend its right-of-way to full charter width.

Subject to reparian rights and public use of the waters of Mill Creek.

Subject to easements and setbacks shown on plat of record at Plat Book 4300, Page 160, aforesaid Register's Office.

Subject to the rights of any tenants under unrecorded leases.

For prior title see deed of record at Book 10805, Page 555, aforesaid Register's Office.