35
CTIC
SP.

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

Davidson County DEEDWARR
Recvd: 12/04/03 15:30 5pgs
Fees:28.00 Taxes:30617.50
20031204-0174816

After Recording Return To:
Robert F. Kelly, Esq.
Eizen, Fineburg & McCarthy, P.C.
Two Commerce Square
Suite 3410
2001 Market Street
Philadelphia, PA 19103

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
LMP Madison, LLC, a Tennessee limited liability company 820 Lincoln Avenue West Chester, Pennsylvania 19380	Same	Map: 042-08 Parcel: 0020

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made and entered into this 4th day of December, 2003, by and between **FIRST INDUSTRIAL, L.P.**, a Delaware limited partnership ("Grantor"), and **LMP MADISON, LLC,** a Tennessee limited liability company ("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 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, Vianey Preciado [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 Authorized Signatory [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 Authorized Signatory [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 Authorized Signatory [office].

WITNESS my hand and seal, at office in Cook County, Illinois, this 4th day of December, 2003.

Vianey Preciado
Notary Public
My Commission Expires: 7/3/06

"OFFICIAL SEAL"
VIANEY PRECIADO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/3/2006

COMMONWEALTH OF PENNSYLVANIA)
)ss.
COUNTY OF CHESTER)

I hereby swear or affirm that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $8,275,000.00.

LMP MADISON, LLC,
a Tennessee limited liability company

By: 9701 Joint Venture, a Pennsylvania general partnership, as sole member

By: LMP Realty, Inc., as general partner

By: _____
Edward V. McAssey, III
Vice-President

I CERTIFY that on November 26, 2003, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Edward V. McAssey III, who acknowledged himself to be the Vice President of LMP Realty, Inc., a Pennsylvania corporation, which is the managing general partner of 9701 Joint Venture, a Pennsylvania general partnership, which is the sole member of LMP Madison, LLC, a Tennessee limited liability company, the limited liability company named in the foregoing instrument, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as such officer.

In witness hereof, I hereunto set my hand and official seal.

_____
Notary Public
Seal:
My Commission Expires:

NOTARIAL SEAL
BRENDA B. McCALLION, Notary Public
West Chester Boro., Chester County
My Commission Expires May 16, 2006

Exhibit "A"

Land situated in Davidson County, Tennessee, being more particularly described based on that certain ALTA/ACSM Land Title survey prepared by Dale and Associates, Inc., 516 Heather Place, Nashville, Tennessee 37204, TN RLS No. 1710, dated December 14, 1998, last revised November 20, 2003 (the "Survey"), as follows:

Beginning at an iron rod situated in the southerly margin of Nesbitt Lane, said point being the northeast corner of the Ziba Investment Company, LLC property of record in Book 10562, page 87, Register's Office of Davidson County, TN.

Thence, along said road S 84° 31' 40" E a distance of 85.79 feet to an iron rod;

Thence, leaving said road, along a curve to the left, having a central angle of 91° 46' 45", a radius of 25.00 feet, a tangent of 25.79 feet, a length of 40.05 feet, and having a chord which bears S 49° 07' 30" W, a distance of 35.90 feet to an iron rod;

Thence, leaving said road, S 03° 00' 14" W, a distance of 288.04 feet to an iron rod;

Thence, S 77° 38' 02" E, a distance of 589.31 feet to an iron rod situated in the westerly margin of the CSX Railroad;

Thence, along said railroad, S 10° 55' 56" W, a distance of 215.67 feet to an iron rod;

Thence, along said railroad, along a curve to the right, having a central angle of 07° 14' 30", a radius of 5629.65 feet, a tangent of 356.24 feet, a length of 711.53 feet, and having a chord which bears N 15° 21' 14" E, a distance of 711.09 feet to an iron rod;

Thence, leaving said railroad, N 85° 58' 16" W, a distance of 803.02 feet to an iron rod;

Thence, N 03° 41' 39" E, a distance of 353.75 feet to an iron rod;

Thence, S 86° 13' 28" E, a distance of 338.99 feet to an iron rod;

Thence, N 03° 08' 07" E, a distance of 956.90 feet to the point of beginning and containing 15.434 acres of land more or less.

SUBJECT TO an Easement granted to Tennessee Natural Gas Lines, Inc. of record in Book 1939, page 555, Register's Office of Davidson County, Tennessee, as assigned to Nashville Gas Company by instrument of record in Book 6160, page 627, aforesaid Register's Office;

SUBJECT TO an Easement granted to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 6181, page 102, aforesaid Register's Office;

SUBJECT TO Storm Detention Agreement of record in Book 6145, page 299, aforesaid Register's Office;

SUBJECT TO a 100' railroad right of way prescribed by the Charter of the L & N Railroad Company (now CSX Transportation, Inc.), shown on the Survey;

SUBJECT TO unrecorded leases to E.I. Dupont De Nemours and Company and to Tristar Logistics of Tennessee, Inc.;

SUBJECT TO taxes for year 2004, and subsequent years, with taxes for 2003 being paid with the transfer of the described property.

The described property is improved, is shown on the Survey prepared in conjunction with this transfer by Steven D. Delle, having a Tennessee surveyor's license number of 1710 and being with Dale and Associates, Inc., under Job No. 98370.

For prior title, see Deed of Record as instrument 20001280009303, aforesaid Register's Office.