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

Davidson County DEEDWARR
Recvd: 03/05/04 15:59 4pgs
Fees:23.00 Taxes:41625.00
20040305-0025816

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
First Industrial Development Services, Inc. Attention: Investment Administrator 311 South Wacker Drive Suite 4000 Chicago, Illinois 60606	Same	Map: 175 Parcel: 161

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made and entered into this 5th day of March, 2004, by and between **PUBLISHER RESOURCES INC.**, a Tennessee corporation ("Grantor"), and **FIRST INDUSTRIAL DEVELOPMENT SERVICES, INC.**, a Maryland corporation ("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 all persons claiming by, through, or under Grantor, 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.

PUBLISHER RESOURCES INC.,
a Tennessee corporation

By: _____

Print Name: Frank Kerrigan
Title: Chairman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Virginia Castro-McLaughlin of the state and county mentioned, personally appeared Frank Kerrigan, 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 Chairman of PUBLISHER RESOURCES INC., a Tennessee corporation, the within named bargainor, and that such officer executed the forgoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chairman.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 5th day of March, 2004.

Virginia Castro-McLaughlin
Notary Public

My Commission Expires: Sept. 25, 2004

VIRGINIA CASTRO-McLAUGHLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $11,250,000.00.

By: _____
Affiant, Attorney-at-law for the Grantee

Subscribed and sworn to before
me this 5th day of March, 2004.

_____
Notary Public
My Commission Expires: _____

CM# 09585/0114

Print Name: _____
Title: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____ of the state and county mentioned, personally appeared _____, 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 _____ of PUBLISHER RESOURCES INC., a Tennessee corporation, the within named bargainor, and that such officer executed the forgoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 5th day of March, 2004.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is $11,250,000.00.

By: _____
Affiant, Attorney-at-law for the Grantee

Subscribed and sworn to before
me this 5th day of March, 2004.

_____
Notary Public
My Commission Expires: 9/6/06

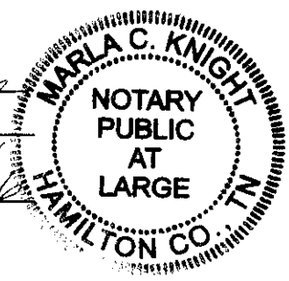


EXHIBIT "A"

Land lying in the 32nd Councilmanic District of Davidson County, Tennessee, being Lot 2 of the Subdivision of Heil Quaker Corporation Property of record in Plat Book 6250, Pages 958 and 959, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Gresham, Smith and Partners, 511 Union Street, Nashville, Tennessee, James M. Overstreet, Surveyor; Tennessee License No. 1634, dated January 22, 1994 and updated February 25, 2004, as follows:

Beginning at an iron rod in the easterly margin of Heil Quaker Boulevard (a 60' right of way), said iron rod being 600.0 feet, more or less, from the northerly right-of-way of Corporate Place, also being the northwesterly corner of the Wendell G. Devries property of record in Deed Book 11716, Page 289, R.O.D.C.;

Thence with said boulevard North 04° 15' 11" East, 1069.74 feet to an iron rod being a common corner with Lot 1 and the southwest corner of Whirlpool Lavergne Corporation property of record in Deed Book 7454, Page 243, R.O.D.C.;

Thence leaving said boulevard with Lot 1, South 85° 59' 56" East, 986.05 feet to an iron rod;

Thence South 03° 34' 43" West, 103.72 feet to a fence post;

Thence South 85° 55' 58" East, 69.48 feet to a fence post;

Thence South 20° 16' 26" East, 12.49 feet to a fence post;

Thence South 03° 55' 02" West, 936.73 feet to an iron rod lying in the northerly line of American Freightways, Inc. of record in Instrument No. 20020502-54343, R.O.D.C.;

Thence leaving Lot 1 with American Freightways, Inc. North 86° 57' 20" West, 1067.65 feet to the point of beginning, containing 1,121,309 square feet or 25.742 acres, more or less.

SUBJECT TO and together with all matters and easements shown on the plat of record in Book 6250, Pages 958 and 959, R.O.D.C.;

SUBJECT TO real property taxes for the year 2004 and subsequent years, which Grantee shall pay.

Being the same property conveyed to Publisher Resources Inc., a Tennessee corporation, by Quitclaim Deed of record as instrument 20040217-0018226, R.O.D.C.