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: 03/24/04 12:31 5pgs
Fees:28.00 Taxes:5365.00
20040324-0033311

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carl Roberts and Ruthann Roberts 1202 Scramblers Knob Franklin, TN 37069	Carl Roberts and Ruthann Roberts 1202 Scramblers Knob Franklin, TN 37069	Map 95-13, Parcel 42

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, First Industrial, L.P., a Delaware limited partnership, as Grantor, has this day bargained and sold, and does hereby transfer and convey unto Carl Roberts, an individual as to an undivided 50% interest and Ruthann Roberts, an individual as to an undivided 50% interest, the Grantees herein, their successors, heirs, and assigns, certain real estate in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

This is unimproved ( ) improved (X) property, known as 1102-1108 Appleton Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their 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 Grantees, their 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.

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

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

By: _____
Its: AUTHORIZED SIGNATORY

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 $1,450,000.00.

Subscribed and sworn to before me this the 17th *day of March, 2004*

Affiant

My commission expires: 7/3/06 *(Affix Seal)*

Notary Public

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

STATE OF Illinois

COUNTY OF Cook

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Donald R. Stoffle, 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 Authorized Signatory of First Industrial Realty Trust, Inc., a Maryland corporation and sole general partner of First Industrial, L.P., the within named grantor, and that he/she, as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Authorized Signatory as his/her free act and deed.

Witness my hand and official seal, at office in Chicago, Illinois, this 17th day of March, 2004.

Vianey Preciado
Notary Public

My Commission Expires: 7/3/06

(Seal)

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

Return to:
Donald R. Barrett, Jr.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, Tennessee 37064

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Tract No. 1:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Appleton Drive, and being Lot Number Two, Resubdivision of Section Ten, Metropolitan Industrial Park, as of record in Book 5190, page 463, Register's Office of Davison County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Appleton Drive, said point being S 50 deg. 03' E, 275.00 feet from the easterly margin of Elm Hill Pike; thence, leaving said northerly margin of Appleton Drive with the easterly line of Lot Number One, Resubdivision of Section Ten, Metropolitan Industrial Park, as of record in Book 5190, Page 463, Register's Office of Davidson County, Tennessee, N 41 deg. 40' 34" E, 389.23 feet to a point; thence, with a portion of the Southerly line of Metropolitan Industrial Park, Section 42, as of record in Book 4175, Page 32, Register's Office of Davidson County, Tennessee, S 29 deg. 29' E, 156.69 feet to a point; thence, with the westerly line of Metropolitan Industrial Park, Section 48, as of record in Book 4460, page 103, Register's Office of Davidson County, Tennessee, S 16 deg. 57' W, 315.97 feet to a point in the northerly margin of Appleton Drive; thence, with said northerly margin of Appleton Drive with a curve to the right 217.96 feet to a point, said curve having a central angle of 23 deg. 00', a radius of 542.96 feet, a tangent of 110.47 feet and a chord N 61 deg. 33' W, 216.50 feet; thence, continuing with said northerly margin of Appleton Drive, N 50 deg. 03' W, 69.75 feet to the point of beginning.

Being the same property conveyed to First Industrial, L.P., by deed from Metropolitan Life Insurance Company, a New York corporation, of record in Book 10651, page 934, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2004 and subsequent years, a lien, not yet due and payable.

2. The plan of record in Plat Book 5190, Page 463, Register's Office for Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 5190, Page 463. R.O.D.C., Tennessee, including the owner's certificate, 30-foot minimum building setback line from Appleton Drive and a 10-foot public utility and drainage easement along the easterly and rear lot lines.

4. Chain link fence at southeast corner of subject tract encroaches onto adjoining property as shown on survey of Barge, Waggoner, Sumner & Cannon, dated May 6, 1985, File No. 6067-41.

5. Rights or claims of parties in possession.