Davidson County DEEDWARR
Recvd: 08/05/04 16:23 4pgs
Fees:22.00 Taxes:0.00
20040805-0094610

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Metropolitan Government
222 Third Avenue, North
Suite 701
Nashville, TN 37201

SEND TAX BILL:
TAX EXEMPT/
GOVERNMENTAL
AGENCY

MAP AND PARCEL:
MAP 148,
P/O PARCEL 79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, First Industrial, L.P., a Delaware Limited Partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Metropolitan Government of Nashville and Davidson County, Tennessee ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to such limitations and restrictions and easements as may affect the Property.

This is unimproved property known as a portion of Map 148, P/O Parcel 79, Nashville, TN.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of July, 2004.

First Industrial, L.P.,
a Delaware Limited Partnership

By: **First Indusrial Realty Trust, Inc., as general partner**

BY: _____

TITLE: AUTHORIZED SIGNATORY

STATE OF Illinois)
)
COUNTY OF Cook)

Before me, the undersigned, of the state and county aforesaid, personally appeared Don Stoffle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be an Authorized Signatory of First Industrial Realty Trust, Inc., the general partner of First Industrial, L.P., the within named bargainor, a Delaware Limited Partnership, and that he/~~she~~, as such Authorized Signatory executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Partnership by himself/~~herself~~ as such Authorized Signatory.

Witness my hand and official seal this 30 day of July, 2004.

"OFFICIAL SEAL"
HALLY R. STANLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/10/2006

Notary Public

My Commission Expires: 6/10/2006

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Hamilton)

The actual value or consideration, whichever is greater, for this transfer is $0.00 (TAX EXEMPT/GOVERNMENTAL AGENCY).

AFFIANT

Subscribed and sworn to before me
this 30th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 9/6/06

MARLA C. KNIGHT
NOTARY PUBLIC AT LARGE
HAMILTON CO., TN

EXHIBIT A

SURVEYOR'S DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY THORNTON & ASSOCIATES, INC., DATED SEPTEMBER 10, 2001, AS FOLLOWS:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE CSX TRANSPORTATION RAILROAD, ON THE SOUTH BY THE CUMMINGS COURT, L.L.C. PROPERTY AS OF RECORD IN DEED BOOK 11280, PAGE 774 R.O.D.C., TN., BOUNDED ON THE WEST BY WILLIAM R. UNDERWOOD PROPERTY, AS OF RECORD IN DEED BOOK 11597, PAGE 1 R.O.D.C., TN., BILLY R DEAN PROPERTY AS OF RECORD IN DEED BOOK 6513, PAGE 265 AND 271 R.O.D.C., TN., U-WASH AUTO SYSTEMS INC. PROPERTY AS OF RECORD IN DEED BOOK 7728, PAGE 480 R.O.D.C., TN. ANTIOCH AUTO PARTS, INC. PROPERTY AS OF RECORD IN DEED BOOK 7247, PAGE 205 R.O.D.C., TN., KATHRYN BUBIS PROPERTY AS OF RECORD IN DEED BOOK 7497, PAGE 595 R.O.D.C., TN., AND ROSALIND S. SEAY PROPERTY AS OF RECORD IN DEED BOOK 11455, PAGE 100 R.O.D.C., TN., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF THE CSX TRANSPORTATION RAILROAD RIGHT-OF-WAY, SAID POINT BEING 89 FEET MORE OR LESS FROM THE CENTERLINE OF MILL CREEK;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 38 MINUTES 41 SECONDS, A RADIUS OF 259.75 FEET, A LENGTH OF 89.06 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 20 DEGREES 44 MINUTES 32 SECONDS WEST, 88.63 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 22 SECONDS, A RADIUS OF 1107.70 FEET, A LENGTH OF 279.80 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 45 MINUTES 59 SECONDS WEST, 279.06 FEET;

THENCE, SOUTH 33 DEGREES 59 MINUTES 55 SECONDS WEST, 750.34 FEET, TO A POINT IN THE CUMMINGS COURT, L.L.C., NORTHERLY PROPERTY LINE;

THENCE, A COMMON LINE WITH THE CUMMINGS COURT, L.L.C., PROPERTY, NORTH 81 DEGREES 54 MINUTES 54 SECONDS WEST, 254.92 FEET,

THENCE, WITH THE CENTERLINE OF MILL CREEK THE FOLLOWING CALLS:
NORTH 49 DEGREES 33 MINUTES 20 SECONDS EAST, 27.10 FEET;
NORTH 42 DEGREES 47 MINUTES 01 SECONDS EAST, 96.87 FEET;
NORTH 35 DEGREES 45 MINUTES 31 SECONDS EAST, 100.07 FEET;
NORTH 43 DEGREES 57 MINUTES 58 SECONDS EAST, 101.60 FEET;
NORTH 42 DEGREES 45 MINUTES 25 SECONDS EAST, 99.17 FEET;
NORTH 40 DEGREES 46 MINUTES 03 SECONDS EAST, 103.40 FEET;
NORTH 32 DEGREES 22 MINUTES 38 SECONDS EAST, 100.18 FEET;
NORTH 29 DEGREES 31 MINUTES 53 SECONDS EAST, 100.61 FEET;
NORTH 30 DEGREES 23 MINUTES 07 SECONDS EAST, 100.44 FEET;
NORTH 39 DEGREES 31 MINUTES 37 SECONDS EAST, 100.22 FEET;
NORTH 38 DEGREES 06 MINUTES 02 SECONDS EAST, 100.00 FEET;
NORTH 38 DEGREES 22 MINUTES 57 SECONDS EAST, 133.61 FEET;

THENCE, NORTH 40 DEGREES 11 MINUTES 11 SECONDS EAST , 121.29 FEET, TO THE WESTERLY MARGIN OF THE CSX TRANSPORTATION RAILROAD;

THENCE, WITH SAID MARGIN SOUTH 19 DEGREES 13 MINUTES 02 SECONDS EAST, 88.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 194,717 SQUARE FEET OR 4.470 ACRES, MORE OR LESS..

PREPARED BY:
THORNTON & ASSOCIATES INC.
1205 SOUTH GRAYCROFT AVENUE
MADISON, TN 37115
FILE NO. 99-4661.

BEING PART OF THE SAME PROPERTY CONVEYED TO FIRST INDUSTRIAL, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED FROM ANTIOCH ASSOCIATES, A TENNESSEE JOINT VENTURE, OF RECORD IN BOOK 11704, PAGE 123, SAID REGISTER'S OFFICE.