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LALT

This instrument prepared by:
Janelle M. Savage
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

After recording return to:

Rondi C. Simmons
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 West Wacker Drive, Suite 2700
Chicago, Illinois 60606

Davidson County DEEDWARR
Recvd: 03/22/05 11:54 6 pg
Fees:33.00 Taxes:49895.05

20050322-0031124

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FR/Cal Heil Quaker, LLC c/o First Industrial Realty Trust, Inc. 311 South Wacker Drive, Suite 4000 Chicago, Illinois 60606	FR/Cal Heil Quaker, LLC c/o First Industrial Realty Trust, Inc. 311 South Wacker Drive, Suite 4000 Chicago, Illinois 60606	175/161

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 Development Services, Inc., a Maryland corporation, as Grantor, has this day bargained and sold, and does hereby transfer and convey unto FR/Cal Heil Quaker, LLC, a Delaware limited liability company, the Grantee herein, its successors, heirs, and assigns, certain real estate in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

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 $*13,485,149 *which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.*

Subscribed and sworn to before me this the 18 *day of* March, *2005*

OFFICIAL SEAL
LISA MARIE ANDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-6-2006

Affiant

My commission expires: 11/6/06
(Affix Seal)

Notary Public

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This is unimproved ( ) improved (X) property, known as 1706 Heil Quaker Blvd., Nashville, Tennessee.

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

[Signature Page Follows]

FIRST INDUSTRIAL DEVELOPMENT SERVICES, INC., a Maryland corporation

By: _____

Name: Johannson L. Yap

Its: Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 16 day of March, 2005, by Johannson L. Yap, the Executive Vice President of First Industrial Development Services, Inc., on behalf of said corporation. He is personally known to me or produced _____ as identification.

Notary Public

Name: LISA Marie Anderson

My Commission Expires: 11/6/06

OFFICIAL SEAL
LISA MARIE ANDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-6-2006

EXHIBIT A

Legal Description

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 deg. 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 deg. 59'56" East, 986.05 feet to an iron rod;

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

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

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

Thence South 03 deg. 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 deg. 57' 20" West, 1067.65 feet to the point of beginning, containing 1,121,309 square feet or 25.742 acres, more or less.

Being the same property conveyed to First Industrial Development Services, Inc. in Instrument No. 20040305-0025816, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2005, a lien, which are not yet due and payable.
2. The following matters shown on Plat recorded in Book 6250, page 958 and 959:

   a. 60' PUDE

   b. 16.5' PUDE

   c. 50' ingress/egress easement
3. Matters shown on survey by Steven D. Delle of Dale & Associates, dated February 23, 2005, last revised March 8, 2005.