B0436

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,170,000.00

Seawell Brandau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF November, 2005.

June E. Rowell
NOTARY PUBLIC

My commission expires:

SEAL

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/14/05 15:36 3 pgs
Fees:18.00 Taxes:8029.00

20051114-0137540

THIS INSTRUMENT WAS PREPARED BY:
«David B. Herbert, Attorney»
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No.# 20917

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
First Industrial Development Services, Inc. 9450 West Bryn Mawr, Ste. 150 Rosemont, IL 60018	SAME	60-96

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SEAWELL J. BRANDAU and wife, MARGARET ANN WASER BRANDAU,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **FIRST INDUSTRIAL DEVELOPMENT SERVICES, INC., a Maryland corporation**, hereinafter called **"GRANTEE,"** a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land in the 2nd District of Davidson County, Nashville, Tennessee, being Lot No. 12 of the Resubdivision of Lot 12, Brick Church Business Park, Phase Two, as recorded in Plat Book 8250, page 234, in the Register's Office for Davidson County, Tennessee (RODC). Bounded on the east and south by Right of Way (ROW) of Brick Church Park Drive; bounded on he west by Lot 11 of the Resubdivision of Lot 1, 2 and 11, Brick Church Business Park, Phase Two, as recorded in Plat Book 8250, page 379, RODC; and bounded on the north by Lot 13 of said Resubdivision of Lot 12, Brick Church Business Park, Phase Two; said tract being described as follows:

Point of beginning being a found iron rod with "Cherry" cap lying on said ROW (60' wide) of Brick Church Park Drive, said point being South 48 deg. 08 min. 22 sec. West 232.55 feet from the centerline intersection shown on said Plat Book 8250, page 234; thence along said ROW of Brick Church Park Drive with the following: on a curve to the left having a length of 8.51 feet, a radius of 310.00 feet, an interior angle of 1 deg. 34 min. 19 sec. and having a chord bearing and distance of South 28 deg. 36 min. 52 sec. West 8.51 feet to a set point; thence South 27 deg. 49 min. 42 sec. West 262.96 feet to a set point; thence on a curve to the right having a length of 416.92 feet, a radius of 250.00 feet, an interior angle of 95 deg. 33 min. 04 sec. and

having a chord bearing and distance of South 75 deg. 36 min. 14 sec. West 370.26 feet to a set point; thence North 56 deg. 37 min. 14 sec. West 106.22 feet to a set point; thence leaving said ROW of Brick Church Park Drive with the following: North 27 deg. 49 min. 42 sec. East 515.95 feet to a found iron rod with "Cherry" cap; thence South 61 deg. 32 min. 22 sec. East 274.03 feet to a found iron rod with "Cherry" cap; thence South 60 deg. 35 min. 59 sec. East 106.05 feet to the point of beginning, containing 185,384 square feet, or 4.26 acres.

Being the same property conveyed to Brandau Craig Dickerson Company, a Tennessee corporation, an undivided 21.0% interest; Seawell J. Brandau, an undivided 61.6% interest, and C. Allen Roberts, Jr., an undivided 17.4% interest, as Tenants in Common, by Deed of record in Book 9338, page 22, in the Register's Office for Davidson County, Tennessee. C. Allen Roberts quitclaimed his interest to Seawell Brandau by instrument of record in Book 10274, page 155, in said Register's Office, and Brandau Craig Dickerson Company, a Tennessee corporation, quitclaimed its interest in the said property to Seawell J. Brandau by Instrument No. 20000907-0088801 recorded in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee;
2. Matters shown on plat of record in Book 8250, page 234, in the Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 8255, page 536, and in Book 9338, page 19, in said Register's Office.
4. Matters shown on ALTA/ACSM Land Title Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated September 1, 2005, Job No. 25174.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 575 Brick Church Park Drive, Nashville, Tennessee,

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind theirselves, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through Grantors, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14th day of November, 2005.

SEAWELL J. BRANDAU

MARGARET ANN WASER BRANDAU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **SEAWELL J. BRANDAU and MARGARET ANN WASER BRANDAU**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

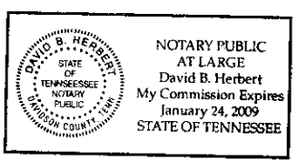
WITNESS my hand and seal this 14th day of November, 2005.

My commission expires:

_____

Notary Public

(SEAL)



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