Davidson County DEEDWARR
Recvd: 05/11/06 15:24 4 pgs
Fees:23.00 Taxes:35335.00

20060511-0055613

NOTARIAL SEAL
LINDA M MCDONALD
Notary Public
CITY:PHILADELPHIA COUNTY:PHILADEPHIA
My Commission Expires Mar 24, 2009

STATE OF Pennsylvania
COUNTY OF Philadelphia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSACTION IS $9,550,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE

May 10, 2006

Linda K. McDonald
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 24, 2009

THIS INSTRUMENT PREPARED BY:
Joseph D. Lambert, Esq.
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 West Wacker Dr., Suite 2700
Chicago, IL 60606

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Sun Life Assurance Company of Canada c/o Sun Capital Advisors One Sun Life Executive Park, SC-1307 Wellesley Hills, MA 02481	Sun Life Assurance Company of Canada c/o Sun Capital Advisors One Sun Life Executive Park, SC-1307 Wellesley Hills, MA 02481	108.36.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC**, a Delaware limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **SUN LIFE ASSURANCE COMPANY OF CANADA**, a Canadian corporation, hereinafter called the **GRANTEE**, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

BEING the same property conveyed to FirstCal Industrial 2 Acquisition, LLC, by the following deed of record in the Register's Office for Davidson County, Tennessee: Instrument number 20051012-0122855.

This conveyance is subject to the exceptions listed on Exhibit B attached hereto and incorporated herein by this reference.

This is improved property that is also known by the following street addresses: 811 Royal Parkway and 2875-2889 Elm Hill Pike, 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 GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land 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 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 under GRANTOR. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any genders shall be applicable to all genders.

WITNESS, this date May 11, 2006.

FIRSTCAL INDUSTRIAL 2 ACQUISITION, LLC, a Delaware limited liability company

By: FIRSTCAL INDUSTRIAL 2, LLC, a Delaware limited liability company, its sole member

By: FR FIRSTCAL 2, LLC, a Delaware limited liability company, its managing member

By: FIRST INDUSTRIAL DEVELOPMENT SERVICES, INC., a Maryland corporation, its sole member

BY: _____
NAME: _____
TITLE: Andrea Kim
Authorized Signatory

NOTARY ACKNOWLEDGEMENT

STATE OF Illinois

COUNTY OF Cook

Before me, the undersigned, a Notary Public within and for said County and State, the within named Andrea Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~him~~self to be Authorized Signatory of First Industrial Development Services, Inc., the sole member of FR FirstCal 2, LLC, the managing member of FirstCal Industrial 2, LLC, the sole member of FirstCal Industrial 2 Acquisition, LLC, the within named bargainor, a limited liability company, and that ~~she~~ he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the bargainor by ~~him~~ her self as Authorized Signatory of First Industrial Development Services, Inc.

WITNESS my hand and official seal at Chicago, Illinois, this 11th day of May, 2006.

Lori A. Deloian
NOTARY PUBLIC

My Commission expires: _____

OFFICIAL SEAL
LORI A. DELOIAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-11-2006

EXHIBIT A

A tract of land in the Fourteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the same property deeded to Henry C. McCall, Successor Trustee of record in Deed Book 8242, Page 281 and Deed Book 9541, Page 563, both in the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job Number 98064/5819 and proceeding as follows:

Beginning at an iron pin (old) on the northerly margin of Royal Parkway, a 60-foot public right-of-way; said pin being the most southerly corner of Metro Airport Center, Section 5, Phase I as recorded in Plat Book 9700, Page 64, Register's Office for Davidson County, Tennessee; the same being conveyed to Elm Hill Properties, L.L.C. of record in Deed Book 9930, Page 567, Register's Office for Davidson County, Tennessee; thence,

1. Leaving said right-of-way line, with the east line of said Metro Airport Center, Section 5, Phase I property, North 35°01'16" East, a distance of 479.43 feet to an iron pin (old) on the southerly right-of-way margin of Elm Hill Pike, a 80-foot public right-of-way; thence,

2. With the southerly margin of said Elm Hill Pike, South 55°00'02" East, a distance of 465.19 feet to an iron pin (old) at the most northerly corner of the Buchanan Cemetery, no reference found by this surveyor; thence,

3. Leaving said right-of-way line, with the west line of said Buchanan Cemetery, South 20°23'01" West, a distance of 514.77 feet to an iron pin (old); in the northerly property line of Metro Airport Center, Section 5, Phase 4 of record in Plat Book 9700, Page 375, Register's Office for Davidson County, Tennessee; thence,

4. With said northerly line, in part, North 82°21'49" West, a distance of 68.25 feet to an iron pin (old) on the northeasterly right-of-way line of said Royal Parkway, a cul-de-sac; thence,

5. Northwestwardly, with said right-of-way line having a 60.00-foot radius curve to the left, having a central angle of 104°52'15", for an arc distance of 109.82 feet to an iron pin (new); said curve has a chord bearing and distance of North 64°38'04" West, 95.12 feet; thence,

6. Continuing northwestwardly with a 25.00-foot radius curve to the right, having a central angle of 72°52'58", for an arc distance of 31.80 feet to an iron pin (new); said curve has a chord bearing and distance of North 80°37'21" West, 29.70 feet; thence,

7. North 44°13'29" West, a distance of 421.53 feet to the Point Of Beginning and containing 277,322 square feet or 6.366 acres, more or less as calculated by the above courses and distances which were determined within the precision requirements of an ALTA/ACSM "Urban" Land Title Survey of 1997.

This is the same description contained in the deed of record as Instrument number 20051012-0122855 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. All taxes not yet due and payable.

2. Those matters, if any, as may be disclosed by a current and accurate survey of the subject property.

3. All matters as shown on the plat of record in Plat Book 9700, page 780, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, and Restrictions of record in Book 6477, page 870, and Book 6973, page 359, Register's Office for Davidson County, Tennessee.

5. By-laws of record in Book 6477, page 890, said Register's Office.

6. Restrictive Covenants of record in Book 4339, page 881, in said Register's Office, which contains a clearance zone Federal Aviation Regulation, Part 77 5/1/65.

7. Easement to Metro for permanent drainage along the easterly boundary 10 feet wide and parallel to the easterly property line and extending 200 feet south of the right of way for Elm Hill Pike, by instrument of record in Book 3941, page 867, said Register's Office.

8. Rights of tenants, as tenants only, under unrecorded leases.