A. Title
313

This instrument prepared by:
Kathy Zambrano, Esq.
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Chicago, Illinois 60606

Davidson County DEEDWARR
Recvd: 10/02/06 14:14 5 pgs
Fees:28.00 Taxes:64380.00
20061002-0121693

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1706 Heil Quaker Investors, LLC c/o High Street Equity Advisors, LLC 265 Franklin Street Boston, Massachusetts 02110	1706 Heil Quaker Investors, LLC c/o High Street Equity Advisors, LLC 265 Franklin Street Boston, Massachusetts 02110	Map 175, Parcel 161.00

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, FR/Cal Heil Quaker, LLC, a Delaware limited liability company, as Grantor, has this day bargained and sold, and does hereby transfer and convey unto 1706 Heil Quaker Investors, 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.

This is unimproved ( ) improved (X) property, known as 1706 Heil Quaker Boulevard, 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

FR/CAL HEIL QUAKER, LLC, a Delaware limited liability company

By: FirstCal Industrial, LLC, a Delaware limited liability company, its sole member

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

By: First Industrial Investment, Inc., a Maryland corporation f/k/a First Industrial Development Services, Inc., a Maryland corporation, its sole member

By: Elizabeth A. Given
Name: Elizabeth A. Given
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 $17,400,000.

Subscribed and sworn to before me this the 21th *day of* September *2006.*

"OFFICIAL SEAL"
VIANEY PRECIADO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/3/2010

Affiant

My commission expires: 7/3/2010
(Affix Seal)

Vianey Preciada
Notary Public

"OFFICIAL SEAL"
VIANEY PRECIADO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/3/2010

STATE OF ILLINOIS

COUNTY OF COOK

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Elizabeth A. Given, 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 Investment, Inc., a Maryland corporation f/k/a First Industrial Development Services, Inc., a Maryland corporation, the sole member of FR FirstCal, LLC, a Delaware limited liability company, the managing member of FirstCal Industrial, LLC, a Delaware limited liability company, the sole member of FR/Cal Heil Quaker, LLC, a Delaware limited liability company, and that he/she, as such _____, 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 _____ as his/her free act and deed.

Witness my hand and official seal, at office in Cook County, this 27th day of September, 2006.

Vianey Preciado
Notary Public

My Commission Expires: 7/3/10

(Seal)

"OFFICIAL SEAL"
VIANEY PRECIADO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/3/2010

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

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, Registers 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 FR/Cal Heil Quaker, LLC by Deed of record in Instrument No. 20050322-0031124, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

2. All matters as shown on Plan of record in Plat Book 6250, Page 958 and 959, Register's Office for Davidson County, Tennessee.