After recording return to:

Bruce Salk, Esq.
Cohen, Salk & Huvard, P.C.
630 Dundee Road, Suite 120
Northbrook, Illinois 60062

Davidson County DEEDWARR
Recvd: 10/13/06 10:42 6 pgs
Fees:33.00 Taxes:18685.00

20061013-0127330

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Building Venture LLC c/o Les Pime 630 Dundee Road, Suite 235 Northbrook, Illinois 60062	Music City Building Venture LLC c/o Les Pime 630 Dundee Road, Suite 235 Northbrook, Illinois 60062	Map - 60 Parcel - 96.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (as defined below) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, FIRST INDUSTRIAL INVESTMENT, INC., a Maryland corporation, f/k/a First Industrial Development Services, Inc., a Maryland corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MUSIC CITY BUILDING VENTURE LLC, an Illinois limited liability company ("Grantee"), and its respective successors, heirs, and assigns, certain real estate in Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof (the "Property").

STATE OF ILLINOIS)
)
COUNTY OF COOK

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration paid by Grantee for this transfer or value of the property transferred to the Grantee, whichever is greater, is $5,050,000.00, which amount is equal to or greater than the amount which the property transferred to the Grantee would command at a fair and voluntary sale.

Subscribed and sworn to before me this the 7th *day of* October, *2006*

"OFFICIAL SEAL"
CHRISTEN A. PARKER
Notary Public, State of Illinois
My Commission Expires 6/02/08

My commission expires: 6.2.08
(Affix Seal)

First Industrial Investment, Inc., a Maryland corporation, f/k/a First Industrial Development Services, Inc., a Maryland corporation

By: Elizabeth A. Given

Its: Elizabeth A. Given
Authorized Signatory

Notary Public Christen A. Parker

This is unimproved ( ) improved (X) property, known as 575 Brick Church Park Drive, 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 Investment, Inc., a Maryland corporation, f/k/a First Industrial Development Services, Inc., a Maryland corporation

By: Elizabeth A. Given
Name: Elizabeth A. Given
Its: Authorized Signatory

This document was prepared by:

Jeffrey S. Rinkov
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP
333 W. Wacker Drive, Suite 2700
Chicago, IL 60606

STATE OF Illinois

COUNTY OF Cook

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Elizabeth A. Green, 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 within named grantor, and that he/she, as such Authorized Signatory 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 Authorized Signatory as his/her free act and deed.

Witness my hand and official seal, at office in Chicago, Illinois, this 3rd day of Oct, 2006.

Christen A. Parker
Notary Public

My Commission Expires: 6.2.08

(Seal)

"OFFICIAL SEAL"
CHRISTEN A. PARKER
Notary Public, State of Illinois
My Commission Expires 6/02/08

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12, on the Re-Subdivision of Lot 12, Brick Church Business Park, Phase Two, plat of which is recorded in Book 8250, page 234, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to First Industrial Development Services, Inc., by deed of record in Instrument No. 20051114013754O, in the 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 shown on Plan of Record in Plat Book 8250, Page 234, Register's Office of Davidson County, Tennessee.

3. Restrictive Covenants in Book 8255, Page 536, in the Register's Office of Davidson County, Tennessee.

4. Restrictive Covenants in Book 9338, Page 19, in the Register's Office of Davidson County, Tennessee.