Davidson County DEEDWARR
Recvd: 08/14/07 11:07 3 pgs
Fees:18.00 Taxes:15392.00
20070814-0097038

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
First Industrial, L.P. c/o First Industrial Realty Trust, Inc. 311 South Wacker Drive, Suite 4000 Chicago, Illinois 60606 Attention: Executive Vice President -Operations	Same	107/163

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROYAL BUSINESS PARTNERS,** a Tennessee General Partnership, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **FIRST INDUSTRIAL, L.P.,** a Delaware limited partnership (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Royal Business Center, as shown on plat of record in Instrument No. 20010727-0080058, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Royal Business Partners, Tennessee general partnership, by deed of record in Instrument No. 20010827-0092324, said Register's Office.

Together with non-exclusive easements for ingress/egress and parking set forth in Declaration of Protective Covenants and Owner's Association for Royal Park Business Center as of record in Book 9734, page 922, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels 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, except as follows:

1. Real property taxes to the City of Nashville and to Davidson County, Tennessee, for 2007 and all subsequent years. 2007 taxes are a lien, but are not yet due and payable.

2. All matters affecting Lot 1, as shown on Plat recorded in Instrument No. 20010727-0080058, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants and Owner's Association for Royal Park Business Center as of record in Book 9734, page 922, said Register's Office.

4. Landscaping Contract as of record in Instrument No. 20011016-0112647, said Register's Office.

6. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20011217-0138698, said Register's Office

7. Rights of tenants in possession of individual retail spaces, under unrecorded leases, as tenants only.

And Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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.

WITNESS Grantor's hand, this ___ day of August, 2007.

ROYAL BUSINESS PARTNERS, a
Tennessee General Partnership,

By _____ (SEAL)
, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, WINSTON C. HICKMAN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Managing Partner of ROYAL BUSINESS PARTNERS, a Tennessee General Partnership, and that he is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 13th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $4,160,000.00.

Jan D. Hodges
Affiant

Subscribed and sworn before me this 13th day of August, 2007.

NOTARY PUBLIC
My Commission Expires: 1-23-10

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 201