After Recording Return to and

This instrument prepared by:
Jeremy Segal, Esq.
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Monroe Street, Suite 3900
Chicago, Illinois 60606

Davidson County DEEDWARR
Recvd: 10/02/07 13:16 5 pgs
Fees:28.00 Taxes:11840.00

20071002-0117350

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
556 Metroplex Partners and Kathryn B. Shaffer and Martha Jane Lavelle, co-trustees under the K-3D Grantor Trust, Dated October 5, 2005 c/o Monroe Acquisition Partners, LLC 30 West Monroe Street, Suite 1000 Chicago, Illinois 60603	Monroe Acquisition Partners LLC 30 West Monroe Street, Suite 1000 Chicago, Illinois 60603 Attention: Donald Allen	Map 134, Parcel 237

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, First Industrial, L.P., a Delaware limited partnership, as Grantor, has this day bargained and sold, and does hereby transfer and convey unto 556 Metroplex Partners, an Illinois general partnership, as to a 33 1/3% undivided interest and Kathryn B. Shaffer and Martha Jane Lavelle, not individually, but as co-trustees under the K-3D Grantor Trust, Dated October 5, 2005, as to a 66 2/3% undivided interest, as tenants in common, collectively, the Grantee herein, its successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee as described on Exhibit A attached hereto and made a part hereof.

This is unimproved ( ) improved (X) property, known as 556 Metroplex, Nashville, Davidson County, 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.

First Industrial, L.P., a Delaware limited partnership

By: First Industrial Realty Trust, Inc., a Maryland corporation and its sole general partner

By: Elizabeth Jaworski
Name:
Its: **Elizabeth Jaworski**
Authorized Signatory

444948_2.DOC

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 $3,200,000.

Subscribed and sworn to before me this the 26th day of September, 2007.

Elizabeth Jawor
Authorized Signatory
Affiant

My commission expires: 10/5/08
(Affix Seal)

Notary Public

"OFFICIAL SEAL"
REGINA M. JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/5/2008

444948_2.DOC

STATE OF ILLINOIS

COUNTY OF COOK

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared Elizabeth Jaworski, 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 Realty Trust, Inc., a Maryland corporation and sole general partner of First Industrial, L.P., 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 25th day of September, 2007.

Regina M. Johnson
Notary Public

My Commission Expires: 10/5/08

(Seal)

"OFFICIAL SEAL"
REGINA M. JOHNSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/5/2008

Return to:
Monroe Acquisition Partners LLC
30 West Monroe Street, Suite 1000
Chicago, Illinois 60603
Attention: Donald Allen

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located on the northeasterly margin of Metroplex Drive being Lot No. 4 as shown on the plat of Metroplex of record in Plat Book 5200, page 308, R.O.D.C. and being more particularly described as follows:

Beginning at a point in the northerly margin of a cul-de-sac at the terminus of Metroplex Drive, said point being the southwestern corner of herein described tract and the southeasterly corner of Lot No. 5 of previously referenced plat;

Thence, leaving said cul-de-sac with the easterly line of Lot No. 5 belonging to Metroplex 1984 Warehouse, Ltd. of record in Deed Book 6461, page 351, R.O.D.C., N 12°18'00" E, 285.51 feet to a point in the southerly margin of CSX Railroad;

Thence, with said margin, S 77°42'00" E, 427.00 feet to an iron pin;

Thence, leaving said margin, with the west line of Laszlo N. Tauber, M.D. of record in Deed Book 7739, page 40, R.O.D.C., being Lot No. 11 of Section Eleven, Metroplex, of record in Plat Book 6900, page 362, R.O.D.C., S 12°18'00" W, 325.00 feet to a point;

Thence, S 57°05'09" W, 177.83 feet to a point in the easterly margin of Metroplex Drive;

Thence, with said margin and a curve concave to the west having a central angle of 14°03'14", a radius of 402.50 feet and a chord of N 47°33'23" W, 98.48 feet for an arc length of 98.73 feet to a point;

Thence, N 54°35'00" W, 129.86 feet to a point;

Thence, with a curve concave to the east having a central angle of 41°24'21", a radius of 60.00 feet and a chord of N 33°52'50" W, 42.42 feet for an arc length of 43.36 feet to a point;

Thence, with a curve concave to the west having a central angle of 78°05'05", a radius of 60.00 feet and a chord of N 49°20'59" W, 75.59 feet for an arc length of 81.77 feet to the point of beginning, containing 159,573 square feet or 3.66 acres, more or less, described according to the ALTA/ACSM Site Improvement Location Survey, dated June 29, 1998, as revised September 25, 1998, prepared by William C. Cockrill, Tennessee No. 1401, Crawford Land Surveyors P.C., 1929 21st Avenue, South, Nashville, Tennessee 37212.

BEING THE SAME PROPERTY CONVEYED TO FIRST INDUSTRIAL, L.P. BY SPECIAL WARRANTY DEED FROM CARLYLE/FR INVESTORS, L.L.C. OF RECORD IN INSTRUMENT NO. 20010629-0069289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED EXCEPTIONS

(1) Taxes not yet due and payable;

(2) the rights of EFT Source, Inc. ("EFT"), as tenant, pursuant to that certain Industrial Building Lease, dated as of August 12, 2005, between Grantor and EFT;

(3) All matters as shown on plat of record in Plat Book 5200, page 308, Register's Office for Davidson County, Tennessee; and

(4).UCC-1 (Financing Statement) recorded January 31, 2006 in Instrument No. 20060131-0011754, Register's Office for Davidson County, Tennessee.