Davidson County DEEDQC
Recvd: 06/13/08 10:19 8 pgs
Fees:42.00 Taxes:0.00
20080613-0061070

THIS INSTRUMENT PREPARED BY and
AFTER RECORDING, RETURN TO:

Frank Maiorana, Esquire
Silicon Valley Law Group
25 Metro Drive, 6th Floor
San Jose, California 95110

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 6th day of June, 2008, by and between 1031 EP1, Inc., a California corporation, party of the first part, and Levy Pin Oaks, LLC, a Tennessee limited liability company, party of the second part.

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part has remised, released, and quitclaimed and does by these presents does remise, release, and quitclaim unto the party of the second part with no warranties of title whatsoever, any and all of its right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described in the attached Exhibit A.

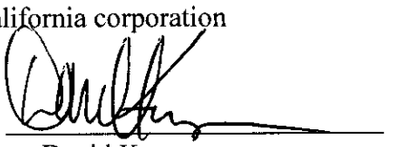
Map 134, Parcel Nos. 278.00 and 033.00

Said property is unimproved / improved with an address of 460-470 Metroplex and 1150 Antioch Pike, Nashville, Tennessee.

Being the same property conveyed to the Grantor herein as shown in Instrument recorded in said Register's Office as Instrument no. 20080109-0002643.

WITNESS the signature of the party of the first part on the day and year first above written.

1031 EP1, Inc.
a California corporation

By: 
Name: David Kuns
Its: President

STATE OF CALIFORNIA)
)
COUNTY OF San Mateo)

On June 6, 2008, before me, Jessica C Pollard
Date Here Insert Name and Title of the Notary

personally appeared David Kuns
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jessica C Pollard
Signature of Notary Public

JESSICA C. POLLARD
Commission # 1761841
Notary Public - California
San Mateo County
MyComm. Expires Aug 16, 2011

Place Notary Seal Above

CONSIDERATION AFFIDAVITS FOR DEEDS

WARRANTY DEED:

State of CA)
County of San Mateo

The actual consideration for this transfer or the value of the property, whichever is greater, is $_____.

_____
Affiant

Sworn to and subscribed before me this _____ day of _____, _____.

_____
Notary Public

My commission expires: _____

QUITCLAIM DEED:

State of California)
County of San Mateo)

The actual consideration for this transfer is $ 0.00

_____
Affiant

Sworn to and subscribed before me this 11 day of June, 2008.

Jessica C Pollard
Notary Public

My commission expires: Aug. 16, 2011

JESSICA C. POLLARD
Commission # 1761841
Notary Public - California
San Mateo County
My Comm. Expires Aug 16, 2011

EXHIBIT A

LEGAL DESCRIPTION

[see attached]

EXHIBIT A

LEGAL DESCRIPTION:

460-470 Metroplex Drive:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Metroplex Drive, and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Metroplex Drive, said point being westerly 1,358 feet, more or less, from the northerly margin of Harding Place, said point also being the southwesterly corner of the property conveyed to South Texas Paddock Parking Operations by deed of record in Book 10733, page 834, R.O.D.C., and the southeasterly corner of the herein-described parcel;

Thence, with said northerly margin of Metroplex Drive the following calls:

N 87° 44' W, 486.57 feet to a point;

N 02° 16' E, 15.00 feet to a point;

N 87° 44' W, 35.00 feet to a point;

Thence leaving said northerly margin with the easterly line of Section Eight, Metroplex, as of record in Book 6200, Page 317, R.O.D.C., N 02° 16' E, 380.90 feet to a point;

Thence, continuing with said easterly line, N 10° 27' 50" W, 212.39 feet to a point;

Thence, leaving said easterly line with the southerly line of the property conveyed to Metroplex West, by deed of record in Book 6903, Page 733, R.O.D.C., N 88° 33' 17" E, 465.19 feet to a concrete monument;

Thence, S 83° 07' 36" E, 179.86 feet to a concrete monument;

Thence, S 43° 38' 36" E, 90.00 feet to a concrete monument in the westerly line of the property conveyed to South Texas Paddock Parking Association;

Thence, with said westerly line, S 30° 53' 18" W, 291.76 feet to a point;

Thence, continuing with said westerly line, S 02° 16' W, 300.00 feet to the point of beginning.

Containing 353,403 square feet or 8.11 acres, more or less.

Being part of the same property conveyed to First Industrial, L.P. from Metropolitan Life Insurance Company of record in Book 10651, page 934, in the Register's Office of Davidson County, Tennessee.

The above legal description was derived from the ALTA/ACSM Land Title Survey File No. 33821-00 prepared by William C. Cockrill of Barge, Waggoner, Sumner & Cannon, Inc., RLS No. 1401, whose address is 211 Commerce Street, Suite 600, Nashville, Tennessee.

1150 ANTIOCH PIKE:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSEE, LOCATED ON ANTIOCH PIKE NORTH OF HARDING PLACE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH MARGIN OF ANTIOCH PIKE, SAID PIN BEING THE SOUTHWEST CORNER OF B.W. & W. T. VAUGH OF RECORD IN BOOK 2272, PAGE 159, R.O.D.C, AND BEING 500 FEET, MORE OR LESS, NORTWEST OF CENTERLINE OF CSX RAILROAD;

THENCE, WITH SAID NORTHERLY MARGIN OF ANTIOCH PIKE AND A CURVE TO THE LEFT 345.42 FEET TO AN IRON PIN IN THE SOUTHEAST CORNER OF MILL CREEK SUBDIVISION OF RECORD IN BOOK 1424, PAGE 8, R.O.D.C., SAID CURVE HAVING A CENTRAL ANGLE OF 10° 34' 05", A RADIUS OF 1872.70 FEET AND A CHORD OF N 64° 40' 01" W., 344.93 FEET;

THENCE, LEAVING SAID ANTIOCH PIKE, N 16° 32' 05" E, 179.90 FEET TO AN IRON PIN;

THENCE, N 72° 37' 10" W, 508.16 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NO. 1 OF SAID SUBDIVISION;

THENCE, N 20° 41' 52" E, 590.22 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CSX TRANSPORTATION;

THENCE, WITH SAID SOUTHERLY MARGIN, S 46° 58' 18" E, 1039.72 FEET TO AN IRON PIN IN SORGHUM BRANCH;

THENCE, WITH SAID BRANCH, S 32° 58' 05" W, 45.08 FEET TO A POINT;

THENCE, S 25° 32' 56" W, 61.00 FEET TO A POINT;

THENCE, S 16° 25' 11" W, 41.00 FEET TO AN IRON PIN IN THE NORTH LINE OF B. W. & W. T. VAUGHN;

THENCE, WITH SAID NORTH LINE, N 73° 37' 43" W, 102.05 FEET TO AN IRON PIN;

THENCE, WITH VAUGHN'S WEST LINE, S 16° 34' 02" W, 220.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 417,753 SQUARE FEET OR 9.59 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO FIRST INDUSTRIAL, L.P., A DELAWARE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION OF RECORD IN BOOK 10651, PAGE 934, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.