THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Suzanne Bessette-Smith
Barack Ferrazzano Kirschbaum & Nagelberg LLP
200 West Madison, Suite 3900
Chicago, Illinois 60606

BILL GARRETT, Davidson County
Trans:T20090037555 DEEDQC
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Fees:32.00 Taxes:0.00
20090605-0052264

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FR JH 10, LLC 311 S. Wacker Drive #4000 Chicago, Illinois 60606	First Industrial Realty Trust, Inc. 311 S. Wacker Drive #4000 Chicago, IL 60606	#094-000-016.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **FIRST INDUSTRIAL, L.P.**, a Delaware limited partnership (herein called "Grantor"), does hereby convey, transfer, remise, release, relinquish and quitclaim unto **FR JH 10, LLC**, a Delaware limited liability company (herein called "Grantee"), all of Grantor's right, title and interest in and to the following described improved property, being situated and located in Davidson County, Tennessee to wit: See **Exhibit A** attached hereto (the "**Property**"). Subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) existing leases and tenancies; (d) special taxes or assessments for improvements not yet completed; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; and (f) general taxes and assessments for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2009. Said Property is improved and has an address of 1740 River Hills Drive, Nashville, TN.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3rd day of June, 2009.

GRANTOR:

FIRST INDUSTRIAL, L.P., a Delaware limited partnership

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

By: _____
Robert Walter
Senior Vice President-Capital Markets

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Personally appeared before me, Lisa Gustafson, Notary Public, Robert Walter, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President-Capital Markets of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of June, 2009.

Lisa M. Gustafson
Notary Public

My commission expires: 6/27/2010

OFFICIAL SEAL
LISA M. GUSTAFSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-27-2010

State of Illinois)
County of Cook)

The actual consideration for this transfer is $-0-

Affiant

Sworn to and subscribed before me this 30 day of June, 2009.

Notary Public

My commission expires: 6/27/2010

OFFICIAL SEAL
LISA M. GUSTAFSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-27-2010

EXHIBIT A
LEGAL DESCRIPTION

NCS-387795-016
1740 River Hills Drive

Being a parcel of land in the First Civil District, Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, located in the Northeasterly quadrant of the intersection of River Hills Drive and the Nashville and Eastern Railroad, being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated February 15, 2005, as follows:

Beginning at the point of intersection of the centerline of River Hills Drive closed by Metropolitan Council Bill No. 082-1082 and the Northerly right-of-way line of Nashville and Eastern Railroad;

Thence with said centerline North 14°30'00" West, 487.30 feet to a point;

Thence, continuing with said centerline with a curve to the left 220.54 feet to a point, said curve having a central angle of 44°06'06", a radius of 286.50 feet; a tangent of 116.06 feet; and a chord of North 36°33'08" West, 215.13 feet;

Thence, leaving said centerline with the Easterly line of property conveyed to Cumberland properties by Instrument No. 200405050051295, Register's Office for Davidson County, Tennessee, North 15°34'00" West, 466.19 feet to a point on the Southerly side of the Cumberland River;

Thence, with the Southerly side of the Cumberland River the following calls:

North 48°45'00" East, 150.00 feet to a point;

South 80°00'00" East, 120.00 feet to a point;

North 26°00'00" East, 25.00 feet to a point;

Thence, with the Southerly bank of Mill Creek the following calls:

North 54°15'00" East, 200.00 feet to a point;

North 65°15'00" East, 200.00 feet to a point;

North 79°15'00" East, 236.93 feet to a point;

North 77°24'00" East, 118.06 feet to a point;

North 72°32'00" East, 211.43 feet to a point in the Northerly right-of-way line of the Nashville and Eastern Railroad;

Thence, with said right-of-way line South 21°54'00" West, 1,225.14 feet to a point;

Thence, continuing with said right-of-way line with a curve to the right 501.69 feet to the Point of Beginning, said curve having a central angle of 31°44'57", a radius of 905.37 feet, a tangent of 257.47 feet and a chord of South 37°46'29" West, 495.30 feet.

Containing 831,045 square feet or 19.08 acres, more or less.

Being also described as:

Situated in the First Civil District, Fifteenth Councilmanic District of Nashville, Davidson County, Tennessee, located in the Northeasterly quadrant of the intersection of River Hills Drive and the Nashville and Eastern Railroad, being more particularly described as follows:
Beginning at the point of intersection of the centerline of River Hills Drive closed by Metropolitan Council Bill No. 082-1082 and the Northerly right—of—way line of Nashville and Eastern Railroad;
Thence with said centerline North 14'30'00" West, 487.26 feet to a point;

Thence, continuing with said centerline with a curve to the left, said curve having a central angle of 44'06'13", a radius of 286.50 feet; a chord bearing and distance of North 36'33'08" West, 215.13 feet, for an arc length of 220.53 feet;

Thence, leaving said centerline with the Easterly line of property conveyed to Who's Your Daddy, LLC by Instrument No. 200711200136020, Register's Office for Davidson County, Tennessee, North 15'34'00" West, 466.19 feet to a point on the Southerly side of the Cumberland River;

Thence, with the Southerly side of the Cumberland River the following calls:

North 48'45'00" East, 150.00 feet to a point; South 80'00'00" East, 120.00 feet to a point; North 26'00'00" East, 25.00 feet to a point;
Thence, with the Southerly bank of Mill Creek the following calls:
North 54'15'00" East, 200.00 feet to a point; North 65'15'00" East, 200.00 feet to a point; North 79'15'00 East, 236.96 feet to a point; North 77'24'00" East, 118.06 feet to a point; North 72'32'00" East, 211.43 feet to a point in the Northerly right—of—way line of the Nashville and Eastern Railroad;

Thence, with said right—of—way line South 21'54'00" West, 1,225.14 feet to a point;

Thence, continuing with said right—of—way line with a curve to the right, said curve having a central angle of 31'44'44", a radius of 905.37 feet, a chord bearing and distance of South 37'46'29" West, 495.24 feet. for an arc length of 501.63 feet to the POINT OF BEGINNING.

Containing 830,971 square feet or 19.0765 acres, more or less.

Tax Identification Number: 094-000-016.00

Common Address: 1740 River Hills Drive, Nashville, TN 37210

Being the same property conveyed to First Industrial, L.P. by L. Gary Waller and wife, Nancy R. Waller in Instrument 20050308-0025821, in the Register's Office of Davidson County, Tennessee.