Return to and
THIS INSTRUMENT PREPARED BY: James T. Mayer, Esq., Holland & Knight LLP, 131 South Dearborn Street, 30th Floor, Chicago, Illinois 60603

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Buchanan Station Partners, G.P. 1501 Lakeland Drive, Suite 320 Jackson, Mississippi 39236-3925	Same	106-040-017.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FIRST INDUSTRIAL, L.P., a Delaware limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto BUCHANAN STATION PARTNERS, G P., a Tennessee general partnership (the "Grantee"), and Grantee's successors and assigns, certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property known as 1650 Elm Hill Pike, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under 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.

BILL GARRETT, Davidson County
Trans:T20110049821 DEEDWARRSP
Recvd: 08/15/11 11:06 5 pgs
Fees:28.00 Taxes:8602.50
20110815-0062714

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 4th day of August, 2011.

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

By: First Industrial Realty Trust, Inc., a Maryland corporation, its sole General Partner

By: _____
Authorized Signatory

Laura Bukiet
Authorized Signatory

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura Bukiet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of First Industrial, L.P., a Delaware limited partnership, the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as the Authorized Signatory.

WITNESS my hand, at office, this 2 day of August, 2011.

Nancy Martinez
NOTARY PUBLIC

OFFICIAL SEAL
NANCY MARTINEZ
Notary Public - State of Illinois
My Commission Expires Apr 16, 2015

STATE OF ILLINOIS)
COUNTY OF COOK)

The actual consideration for this transfer or the value of the property, whichever is greater is $2,325,000.00.

Laura Bukiet
AFFIANT

Subscribed and sworn to before me
this 2 day of August, 2011.

Notary Public Nancy Martinez
My Commission Expires: 4/16/2015

OFFICIAL SEAL
NANCY MARTINEZ
Notary Public - State of Illinois
My Commission Expires Apr 16, 2015

EXHIBIT A

LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 64 OF METROPOLITAN INDUSTRIAL PARK, SECTION 55, BEING BOUNDED ON THE NORTH BY MASSMAN DRIVE, ON THE SOUTH BY ELM HILL PIKE, ON THE WEST BY MILL CREEK AND SEABOARD SYSTEMS RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ELM HILL PIKE AT THE CENTERLINE OF MILL CREEK, SAID POINT BEING 508 FEET WESTERLY FROM CENTERLINE MASSMAN DRIVE; THENCE LEAVING SAID MARGIN WITH CENTERLINE MILL CREEK NORTH 11 DEG. 00' WEST, 75.00 FEET TO A POINT; THENCE, CONTINUING WITH CENTERLINE SAID CREEK NORTH 49 DEG. 51' WEST 183.37 FEET TO A POINT IN THE CENTERLINE OF THE SEABOARD SYSTEMS RAILROAD SPUR TRACK; THENCE, WITH CENTERLINE SAID RAILROAD NORTH 34 DEG. 46' EAST, 249.00 FEET TO A POINT IN THE SOUTHERLY MARGIN OF MASSMAN DRIVE; THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 23 DEG. 46' FOR A DISTANCE OF 116.15 FEET WITH A CHORD OF S 67 DEG. 07' E. 115.31 FEET TO A CONCRETE MONUMENT; THENCE, CONTINUING WITH SAID MARGIN SOUTH 79 DEG. 00' EAST 195.69 FEET TO A CONCRETE MONUMENT; THENCE, CONTINUING WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 68 DEG. 00' AND A RADIUS OF 220.00 FEET FOR A DISTANCE OF 261.10 FEET WITH A CHORD OF S 45 DEG. 00' E, 246.04 FEET TO A CONCRETE MONUMENT; THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEG. 00' AND A RADIUS OF 50.00 FEET FOR A DISTANCE OF 78.54 FEET WITH A CHORD OF S 34 DEG. 00' W, 70.71 FEET TO A POINT IN THE NORTHERLY MARGIN OF ELM HILL PIKE; THENCE, ALONG SAID MARGIN SOUTH 79 DEG. 00' WEST 428.00 FEET TO THE POINT OF BEGINNING.

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

ALSO DESCRIBED AS 'SURVEYORS DESCRIPTION' AS FOLLOWS:

BEING LOT 64 OF METROPOLITAN INDUSTRIAL PARK SECTION FIFTY-FIVE, AS SHOWN ON PLAT OF RECORD IN BOOK 6050, PAGE 113 OF THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year of 2011 a lien but not yet due and payable and subsequent years not yet due and payable.

2. The rights of tenants pursuant to the leases.

3. Matters arising out of any act of Grantee or Grantee's representatives.

4. Utility easements necessary to serve the property.

5. Any mineral or mineral rights leased, granted or retained by current or prior owners.

6. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumens no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-603, et seq.

7. No insurance is afforded as to the acreage or square footage contained in the insured property.

8. Restrictions of record in Book 4205, page 437, Book 4214, page 851 and Book 4801, page 240, in the Register's Office for Davidson County, Tennessee.

9. All matters shown on the plat of record in Book 6050, Page 113, in the Register's Office for Davidson County, Tennessee

10. Sewer Easements of record in Book 2906, page 189 and Book 2906, page 235, in the Register's Office for Davidson County, Tennessee.

11. Easement of record in Book 2017, page 589, in the Register's Office for Davidson County, Tennessee.

12. Subject to the Charter Right of Way for the Seaboard System Railroad.

13. Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

14. Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

15. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.